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San Francisco Arts Commission

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February 9, 2009

CIVIC DESIGN REVIEW COMMITTEE

Monday, February 9, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. **Public Utilities Commission Water System Improvement Program Overview**
Informational Presentation
Julie Labonte, Director, Water System Improvement Program
2. **San Joaquin Pipeline**
Phase 1
Stanley So, Architect DPW BOA
3. **Roselle Crossover Improvements Project**
Phase III
(Phase 1 and 2 approved 1/28/08)
Fara G. Perez, Architectural Associate, DPW BOA
Tracy Cael, SFPUC Project Manager
Kathleen Price, SFPUC Project Engineer
4. **San Antonio Pump Station Upgrade Project**
Phase II
(Phase 1 approved 11/17/08)
Mitchell Joe, Architect DPW BOA
Bill Buckley, Landscape Architect DPW BOE
5. **South of Market Alleyways Project**
Phase 1
Mike Grisso, Project Manager, San Francisco Redevelopment Agency
John Thomas, Landscape Architect DPW BOE
6. **Merced Branch Library**
Phase 2
(Phase 1 approved 5/19/08, Phase 2 reviewed 12/15/09)
Lena Ch'en, Branch Library Improvement Program

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Paul De Freitas, Project Architect, DPW BOA
Brian Gatter, Landscape Architect, DPW BOE

7. Geneva Historic Car Enclosure

Phase 2

(Informational presentation 11/19/07, Phase 1 approved 12/15/08)

Lisa Chow, Project Manager, SFMTA

Oren Rubin, Principal in Charge, VBN Architects

Mabel Yeung, Design Team Lead, VBN Architects

8. New Business

9. Adjournment

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San Francisco Arts Commission

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February 24, 2009

CIVIC DESIGN REVIEW COMMITTEE

Tuesday, February 24, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. Bayview Opera House Plaza Improvements

Phase 1

(Phase 1 reviewed 12/15/08)

Koa Pickering, Project Lead Designer, DPW Landscape Architecture Section

2. Harding Park

Phase 1

Edmund Shum, Project Architect, DPW BOA

Hai-Ping Mo, Dillingham Associates, Landscape Architects

3. Tesla Treatment Facility

Phase 2

(Phase 1 approved 12/15/08)

Peter Mueller, Project Architect, Stantec Architecture

Bijan Ahmadzadeh, Project Manager, SFPUC

Mike Pierron, AIA, DPW BOA

Michael Wilson, AIA, Principal in Charge, Stantec Architecture

Robert La Rocca, Landscape Architect, Robert La Rocca & Associates, Inc.

4. SFMTA Cable Car Kiosk

Phase 2

(Phase 1 approved 10/20/2008)

Diana Hammons, SFMTA

Olle Lundberg, Lundberg Design

5. Hayes Valley Playground and Clubhouse Renovation

Phase 2

(Phase 1 reviewed 9/15/08, Phase 1 approved 11/17/08)

Jacob Gilchrist, Project Manager, The Trust for Public Land

Brian Milman, Project Architect, WRNS Studio

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6. New Business

7. Adjournment

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CIVIC DESIGN REVIEW COMMITTEE

Monday, February 9, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners Present: Topher Delaney, Rene Bihan, Cass Calder Smith

Staff Present: Nancy Gonchar, Vicky Knoop

Call To Order: 3:05 p.m.

1. PUC Water System Improvement Program

Julie Labonte, Director, Water Systems Improvement Program ("WSIP"), introduced the program, currently the largest water infrastructure program in the nation. The main concern is to ensure the highest quality water to customers in the Bay Area. She explained that the system takes water from snowmelt and stores it at Hetch Hetchy reservoir to be transported by gravity to wholesale agencies. She explained that parts of the system were built in the late 1800's and early 1900's and must be replaced. Currently, there isn't proper redundancy in the system to perform maintenance and inspection work. Additionally, the pipes are located on top of the nation's most active earthquake faults, adding to the risks of system failure.

Ms. Labonte explained that there are eighty-five proposed projects over seven counties, and projects in San Francisco County are well on their way to completion. Most of the projects will be underground in isolated areas that are not visible to the general public. The PUC will build three new pipeline tunnels including the first ever to be built under the San Francisco Bay. At this point, the Civic Design Committee has reviewed twenty-four projects with a majority being pump stations and water tank facilities within the City. She explained that the focus of the program is now moving out of San Francisco and there are only a handful of aboveground elements. Stringent security concerns also make design more challenging for the sites. She reminded the Committee that escalation costs can reach one million dollars per month for a project.

Ms. Labonte said that the PUC has a rehabilitation plan for the Alameda watershed to protect sensitive habitat and endangered species. In addition, the PUC has devoted land and resources to beautify local parks and has teamed up with sustainable agricultural organizations for community projects.

Ms. Labonte concluded that the main goal of the WSIP is to complete the projects before a major seismic event, and she hoped at this meeting to find ways to streamline the approval process. She introduced Gary Hoy, City Architect.

Mr. Hoy explained that for each project the Bureau of Architecture is trying to meet both the client's needs and the needs of the community.

Commissioner Delaney commented that the architecture presented to the Committee doesn't measure up to work being done around the world. She added that because the design aims to please all the stakeholders involved, it often doesn't meet the expectations of any. She said that she didn't see the relation of these structures to the history of Hetch Hetchy water system architecture.

Commissioner Smith said that he would like to see the architecture reflect how the system works. He would like the PUC to be more aesthetically concerned as the client and demand more from the architects to raise the quality before it reaches the Committee.

Ms. Labonte commented that it's hard to make an architectural statement when the project's security necessitates that the building be unassuming.

Commissioner Bihan responded that security concerns are understandable, but it's possible to have a well designed building that isn't a target.

Commissioner Smith commented that a single statement of the design purpose can guide the design even when the projects become driven by different pressures.

Mr. Hoy explained that engineering drives most of these projects, and the BOA is asked to provide a shell or denied the opportunity to be creative.

Commissioner Smith commented that infrastructure used to be done with a certain long-term artistic intent that is now missing.

Commissioner Bihan said that there should be some exploration of the history of architecture from the PUC. He expressed concern that the Committee often hears how there is no landscape strategy because of budget and schedule. He added that the Committee isn't looking for residential landscaping when it isn't appropriate, but a thoughtful approach that is fitting for the region and project site.

Commissioner Smith suggested the PUC think of a corporate model of brand management that ensures that everything reflects the purpose of this project: to make sure we have water. He asked that the PUC develop an overall concept that relates to how the WSIP structures fit within the notion of civic pride, within the Hetch Hetchy system, and what is unique to each site.

Ms. Labonte explained that the focus of the program is making the engineering work. They can't really rethink projects that are already in construction.

Commissioner Delaney commented that the water temples were built under the same constraints during another time. She said that there is some wonderful engineering that is not being reflected aboveground.

Commissioner Smith commented that, as the client, the PUC should tell the architects what is important and develop a good architect-client relationship. He suggested that the PUC should push the architects for better design and ask for three different directions at the first meeting.

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Ms. Labonte commented that the program is 70% complete in design.

Commissioner Delaney said that the buildings are the only evidence of their work and can be uplifting and good design as opposed to fear-based design.

Mr. Hoy responded that the BOA is able to do that.

Commissioner Smith suggested the PUC and BOA create a history of the architecture of Hetch Hetchy and look at the history of other water-related buildings, not to produce nostalgic architecture, but to see the importance of what they are trying to do and to move forward from that design. He added that this could be done without increasing costs and could rely on the expertise and experience of the individual architects.

2. San Joaquin Pipeline – Phase 1

Stanley So, Architect, BOA DPW, introduced Tracy Cael, Project Manager, SFPUC. She explained that the San Joaquin system is one of the regions of the Water System Improvement Program. Currently the pipelines are forty-one to seventy-seven years old and this project will address the need for their replacement to maintain water delivery to the Bay Area. There will be two sets of contracts, one for the pipelines and the other for the aboveground structures.

Mr. So explained that there are a total of six structures, two of which are mostly underground, and the other four are aboveground. There are two structures at each of the three locations. The Emery and Pelican crossover buildings are both located in fairly rural areas used for cattle grazing, and the buildings on these sites will use the same two designs. The control building's concept is to look like a barn from a distance with clean lines and punch openings. It is an earth-tone color, with a metal standing roof. The entire building is reinforced concrete. The vault building is mostly below ground with access panels on the top and a guardrail fence.

Commissioner Smith asked about the roofing material.

Mr. So replied that it is metal clad with concrete panels.

Commissioner Bihan asked about landscaping.

Mr. So explained that there is no landscaping because of several issues including the lack of an irrigation system, open grazing in the area, and a PUC policy preventing trees from being planted above the pipeline.

Commissioner Smith opened the floor to public comment.

Commissioner Smith closed the floor to public comment.

Commissioner Delaney commented that she was displeased by the lack of creativity. She added that the design does not look like a barn as the architect suggested, but has only the necessities of functionality. She suggested that the design seemed prefabricated and not civically minded. She suggested that architects present three different options to the client before coming to the Committee.

Commissioner Bihan commented that the structures do not relate to each other and that one seems to be vertical and the other horizontal. He suggested that the architecture could say more about their programs without compromising security.

Commissioner Smith commented that this is a challenge as an architect, but it could be approached to either make the buildings identical or very different. He suggested that the architect approach the building with an artistic vision and possibly some relationship to the surrounding vicinity. He added that the design shouldn't mimic anything like a barn.

Commissioner Smith pointed out that the design team should think about environmental and earthworks art. He suggested looking into the lower buildings and perhaps build a slight bulge of earth around it, or play with the proportion of horizontal versus vertical. He encouraged Mr. So to be more creative and consider berming the area.

Ms. Cael responded that a berm may be a problem because of the limited right-of-way on the land and the additional weight on the pipes.

Commission Bihan suggested that there might be a poetic way to berm.

Mr. So explained that there are two other structures similar to the other two vault buildings at the third location.

Commissioner Bihan said that the team could take the same comments and think of how the buildings look from a distance and how they look close up.

Commissioner Delaney commented that the structural element is missing and there is no relationship to the land.

Mr. So explained that there will be berming above and around the structure.

Commissioner Bihan suggested thinking more about the proportion and form of the berm.

Ms. Labonte commented that because of the EIR, it may not be possible to look at berming in other locations.

Commissioner Smith requested that the project come back for Phase 1 and 2 during their next review.

3. Roselle Crossover Improvements Project – Phase 3

Fara G. Perez, Architectural Associate, DPW BOA, explained that at the previous review, the Committee had requested changes to the materials and the paving for the project. At the last meeting the comment was made that the building was too yellow. The project now has a more subdued color and stucco with a precast stone trim. Permeable paving was considered but traditional paving was determined best for the site.

Commissioner Bihan asked if the slope of the paving directs the runoff to a point.

Ms. Perez responded that the runoff will be directed to the center of the site.

Commissioner Smith opened the floor to public comment.

Commissioner Smith closed the floor to public comment.

Motion to approve Phase 3 of the Roselle Crossover Improvements Project: Commissioner Smith
Vote: Unanimously approved.

4. San Antonio Pump Station Upgrade Project – Phase 2

Mitchell Joe, Architect DPW BOA, explained there have been few changes to the building since Phase 1 approval. He explained that they have introduced two new textures to the shotcrete. The openings and penetrations have been brought out to the new surfaces and the louvers will remain at existing locations. The brick portion of the building will be unchanged. Mr. Joe presented an overview of the site including generators, tank and black vinyl enclosing fence. Mr. Joe introduced Bill Bulkeley, Landscape Architect DPW BOE.

Mr. Bulkeley explained that the landscape plan includes maintenance and will provide pruning the existing trees and removing brush. They will work with the existing mature landscaping and add river cobble, gravel, and bark mulch as ground covers. The property will drain storm water runoff into the swell along the road.

Commissioner Bihan commented that gravel would be better than bark mulch.

Commissioner Smith asked about the building's visibility.

Mr. Joe responded that there is only one road going past the structure.

Commissioner Delaney commented favorably on the reduced landscaping along the road.

Commissioner Smith commented that he would like the louvers and vents to be integrated into the patterning.

Motion to approve Phase 2 with the contingency to present alternatives to the current patterning on the shotcrete: Commissioner Bihan
Vote: Unanimously approved.

5. South of Market Alleysways Project – Phase 1

Mike Grisso, Project Manager, San Francisco Redevelopment Agency, introduced the project and introduced John Thomas, Landscape Architect, DPW BOE.

Mr. Thomas explained that he has been working with staff from various City agencies to develop this plan. He hopes this initial set of alleysways will serve as a prototype for future alley improvements. He said that the goals of the project are to create a pedestrian realm and foster a sense of connection with the residents. Communication with the residents is essential because once the project area is developed, it will be turned over to the property owners for maintenance. There are two phases for the alleysways, with a total budget of \$2 million. They hope to begin construction in September 2009. Although the funds are limited, Mr. Thomas is confident it can be done within the given budget.

Mr. Thomas explained that the process involved two community workshops and a charrette with AIA. The project hopes to promote an area for pedestrians and bikes, reduce vehicle speed, promote safety and cleanliness, enhance roadway surface and do this at a minimal cost. Within these changes there is the desire to create outdoor living rooms for the community. The elements of the plan to accomplish these goals are raised crosswalks at entries, chicanes, speed tables, improved lighting with a shift towards LED, infill planting and widening the planting pit. The paving of the roads will be funded by money outside of the \$2 million budget. There will be special treatments at the plaza adjacent to the park which is the heart of the project.

Mr. Grisso explained that they will create a crosswalk to go to the park.

Commissioner Bihan asked if this project was compliant with the Better Streets Plan.

Mr. Thomas replied that yes, they had looked at the Better Streets Plan, but that the Plan did not include a tool kit listing the exact street furnishings to use.

Commissioner Delaney commented that the sidewalks should be wide enough for people to pass by each other. She added that it would be great if the streets were more like European alleys with no sidewalks.

Mr. Grisso replied that ADA and safety restrictions prevent this type of design.

Commissioner Bihan said that this is a very important project for the City, but he is concerned about not having irrigation for the trees.

Mr. Grisso replied that the hope of the project is that once redevelopment is finished, a central business district ("CBD") will be created for the community.

Commissioner Bihan commented that because it's so important to do this right, the design team should think about doing fewer things, but doing them properly instead of stretching the budget so thin.

Commissioner Delaney agreed and added that a Plan A and Plan B could help when the project goes out to bid and may need to be value-engineered.

Commissioner Smith commented that the project is ambitious, and if it works in this neighborhood, it could work in almost any area. He added that San Francisco architecture tends to be historicist and he would like to see more modern design and future vision, especially with the light fixtures. He suggested that a design competition could build press interest in the project and produce a more interesting product.

Commissioner Delaney agreed that the streets should look more modern.

Commissioner Smith requested additional examples of lighting.

Mr. Thomas responded that project is going to use LED lighting and there is a limited number of designs that are available from the DPW list of maintainable lighting.

Commissioner Delaney suggested a joint venture with artists to create caps or shades over the lighting.

Commissioner Smith opened the floor to public comment; there was none.

Motion to approve Phase 1 of the South of Market Alleyways Project: Commissioner Smith
Vote: Unanimously approved.

6. Merced Branch Library – Phase 2 Landscape Review

Paul De Freitas, Project Architect, DPW BOA, explained that the project team had met with Commissioner Delaney to review the landscape plan proposed at this meeting. He introduced Brian Gatter, Landscape Architect, DPW.

Mr. Gatter explained the historic context and planting of the library that originally was facing away from 19th Avenue. The renovation will reveal the corner, and the existing leptospermum tree will remain but be significantly cut back. The plan rearranged the paving and added concrete banding to bring the viewer's eye to the entrance. Additionally, the storm water will be treated onsite.

Mr. De Freitas said that the existing building signage will be mounted to the top of the retaining wall or could be mounted to the front.

Commissioner Bihan suggested putting the lettering on the front of the wall for visibility and security.

The three Commissioners agreed unanimously that the landscape is greatly improved and removed the contingency on the approval of Phase 2 of the Merced Branch Library, approved by the full Arts Commission in Resolution No. 0105-09-008.

7. Geneva Historic Car Enclosure

Lisa Chow, Project Manager with SFMTA, introduced Oren Rubin, VBN Architecture, and Mabel Yeung, Lead Architect, VBN Architecture. She explained that none of the project materials have changed, but the roof now reflects the parapet as requested at the Committee's last meeting. The design team proposed three alternative color schemes with the addition of the Muni logo to the front of the building.

Color scheme A is the same champagne color previously proposed with graphic Muni signage and new accent colors. Color scheme B is a custom color which draws from the historic Muni cars, and color scheme C is a two-tone option with green and yellow.

Ms. Chow commented that the design team would prefer color scheme A.

The Commissioners agreed that scheme A was best.

Commissioner Smith commented that the Muni graphic could be bigger and fill the space. He added that the band should be removed from the design. He said that the inside of the building is great and very interesting.

Motion to approve Phase 2 of the Geneva Historic Car Enclosure with the contingency of presenting alternatives to the positioning and size of the Muni logo: Commissioner Smith
Vote: Unanimously approved

8. New Business

There was no new business.

9. Adjournment: 5:45 p.m.

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CIVIC DESIGN REVIEW COMMITTEE

Tuesday, February 24, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. Bayview Opera House Plaza Improvements

Phase 1

(Phase 1 reviewed 12/15/08)

Koa Pickering, Project Lead Designer, DPW Landscape Architecture Section

2. Harding Park

Phase 1

Edmund Shum, Project Architect, DPW BOA

Hai-Ping Mo, Dillingham Associates, Landscape Architects

3. Tesla Treatment Facility

Phase 2

(Phase 1 approved 12/15/08)

Peter Mueller, Project Architect, Stantec Architecture

Bijan Ahmadzadeh, Project Manager, SFPUC

Mike Pierren, AIA, DPW BOA

Michael Wilson, AIA, Principal in Charge, Stantec Architecture

Robert La Rocca, Landscape Architect, Robert La Rocca & Associates, Inc.

4. SFMTA Cable Car Kiosk

Phase 2

(Phase 1 approved 10/20/2008)

Diana Hammons, SFMTA

Olle Lundberg, Lundberg Design

5. Hayes Valley Playground and Clubhouse Renovation

Phase 2

(Phase 1 reviewed 9/15/08, Phase 1 approved 11/17/08)

Jacob Gilchrist, Project Manager, The Trust for Public Land

Brian Milman, Project Architect, WRNS Studio

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CIVIC DESIGN REVIEW COMMITTEE

Tuesday, February 24, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners Present: Topher Delaney, Rene Bihan, Cass Calder Smith

Staff Present: Nancy Gonchar, Vicky Knoop

Call To Order: 3:05 p.m.

1. Bayview Opera House Landscape Design – Phase 1

Koa Pickering, Landscape Architect DPW BOE, introduced the project team, Peter Gabancho, SFMTA, and Judy Nemzoff, SFAC.

Ms. Nemzoff explained that the Bayview Opera House is one of the Arts Commission's Cultural Centers, and its restoration has experienced great delay over the past several years. There are several City agencies currently working together for the plaza renovation including the Arts Commission, the Mayor's Office of Economic Development, and SFMTA.

Mr. Pickering said the project has had over twenty-five community meetings in the past 9 years. The design concept is to enhance various transit connections and create a gathering space off of Third Street. The plaza offers informal and formal seating with low seat walls and space around the outdoor stage. Changes from the previous presentation include bringing symmetry to the design and removing the lawn area from the front of the stage. He pointed out that the plaza entrances will remain open at all times with bollards.

Commissioner Smith asked about the scope of work to be done to the Opera House building.

Tom Petersen, Cultural Centers Facilities Manager said that the Opera House was repaired and painted in 2008. Additional phases will occur as money becomes available, but most will be interior. The front of the building will be the main entrance and there may be changes to bring the building into compliance with ADA regulations.

Commissioner Bihan commented that the fencing should be looked at more carefully.

Commissioner Smith opened the floor to Public Comment.

Commissioner Smith closed the floor to Public Comment.

Motion to approve the Bayview Opera House Landscape Phase 1: Commissioner Delaney

Vote: Unanimously Approved

2. Harding Park – Phase 1

Edmund Shum, DPW BOA, introduced the project and explained that it is a joint venture between Daly City and SFPUC to reduce potable water used for irrigation of golf courses.

Reed Dillingham, Landscape Architect explained that they will construct an underground tank for recycled water beneath the parking lot. New paving and planting will be put in once construction is complete. He stated that the landscape plan includes as many native and drought tolerant plants as possible.

Commissioner Bihan asked if the tank will hold catchment water or grey water.

Joan Ryan, Daly City Project Engineer, explained that it will hold recycled water that is treated to a point that is acceptable for golf course irrigation.

Commissioner Delaney asked if the paving is permeable.

Ms. Ryan said that permeable paving could lead to structural damage of the tank, but storm water is directed and treated on site.

Commissioner Bihan commented that while grey water may be good for grasses, it isn't good for native plants, and the plant palette should be looked into more closely.

Mr. Shum presented the perspectives of the above ground pump house and explained that it will have the same materials and color palette as the existing maintenance building. There will be natural ventilation, and the site will have a new accessible pathway.

Commissioner Smith said that Mr. Shum clearly thought about the project and site, but the architecture should be something more unique or unexpected. He requested that the architect put more imagination into the building.

Commissioner Bihan commented that the project and this structure are about sustainability, and the architecture should speak to that. He advised the architect to create a narrative so when you look at the building, you get the idea of the project.

Commissioner Smith agreed that the building should reflect the story of the reclaimed, recycled water and requested that the project return for Phase 1 and 2 review.

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3. Tesla Treatment Facility – Phase 2

Bijan Ahmadzadeh, PUC Project Manager explained that the project is on schedule to complete construction in March 2011 and be compliant to State codes by March 2012. The main project objective is the regulation and treatment of water. Tesla is a primary facility for water treatment and will use UV treatment to ensure safe water.

Robert La Rocca, Landscape Architect presented the landscape plan via a pre-recorded video. Mr. La Rocca explained that the landscape reflects the location of the underground pipes, and the ventilation and Green Screen vine trellising echo the shape of the rolling foothills. Since Phase 1 review the site has been expanded to include an ancillary facility. The hills around the buildings will cradle the facilities so they are screened from the highway and locked together in the landscape form.

Peter Mueller, Stantec Architecture said that the scope of the project expanded the landscape since Phase 1 review. The trellising on the building is a marker for the function of the facilities by reflecting the location of the pipelines and references water through the growth of plants. The project will exceed Title 24 requirements for energy efficiency. Since the walls are thick, the windows and louvers have been set back creating shadows. Mr. Mueller stated that additional trees have been added to the project.

Commissioner Smith opened the floor to public comment. There was none.

Commissioner Bihan commented that the design reflects that the engineers, architects, and landscape architect are working cooperatively. He added that plants need to be very resilient and willows would need a lot of water to survive in that environment.

Commissioner Delaney commented that the landscape is a little too ornamental and suburban.

Commissioner Smith agreed that it would be a stronger landscape if it was more agricultural.

Mr. Mueller presented a materials board.

Commissioner Smith commented that there needs to be thought into how the landscape approaches the building and how the concrete is textured. He said that the wave idea does not translate well to the building and the green screen should all be brought up to the same height. He asked the project team to return for Phase 3 with revised textures, a slightly pulled back landscape and even trellis heights.

Motion to approve the Tesla Treatment Facility Phase 2: Commissioner Bihan
Vote: Unanimously approved.

4. SFMTA Cable Car Kiosk – Phase 2

Diane Hammons, SFMTA introduced the project and explained that the current kiosk has very poor working conditions yet serves millions of people each year. The project is important to the agency and there are many stakeholders interested in the design of the plaza where the kiosk is located. Recently, the Mayor's Office moved the kiosk to a new location, and Ms. Hammons said she was not in favor of the new location.

The Committee agreed to write a letter of support for the relocation for the kiosk to its original position.

Olle Lundberg, Architect, Lundberg Design stated that the original approach was to tie the kiosk to the bus shelters design, but they decided to create a new design since the Phase 1 review. The new design begins with a milled stainless steel cube with cut outs to show a glowing red interior. There will be backlit panels for artwork with iconic images of the cable cars and a recessed seat. He explained that the awning tilts up during working hours and closes at night.

Commissioner Bihan commented that the design doesn't present a clear function of the facility.

Commissioner Delaney stated that it is an interesting form and likes the red, but the design doesn't honor the site or tourism. She said that it is not just a ticket booth but sends a message from the City. She suggested contacting the Convention and Visitors Bureau and offered to assist in this effort.

The Commissioners asked about alternative surfaces.

Mr. Lundberg responded that because of cost and maintenance issues, stainless steel with a random circular pattern is the best choice.

Commissioner Smith suggested that a solution is to sign the kiosk in a way that the function (tickets) is clear. He said it could be twice as high or be more visually vibrating in some way. He added that the stainless steel works well.

Commissioner Delaney commented that the kiosk will look great at night, but while the booth is open, it needs to be more exciting.

The Commissioners discussed options such as a living roof including redwood trees to the top of the building.

Commissioner Bihan summarized that the building has moved forward from the last design but needs to be more iconographic. Planting on the rooftop would bring life to the building, but the same goal can be achieved in many ways.

5. Hayes Valley Playground and Clubhouse Renovation – Phase 2

Jacob Gilchrist, Project Manager, introduced the project and explained the goals and mission of The Trust for Public Land. He said that the changes to the design are based on the comments made by the Commissioners in November.

Brian Milman, Project Architect WRNS Studio, stated that there has been a hedgerow added along Linden Street and the entire site will be fenced at night for security. He presented a materials board with the Trespa panel they will be using for the exterior and samples of the glass and metal. He added that the living roof is under some scrutiny because of maintenance issues.

Mr. Gilchrist explained that the landscape design will have mixed use of indoor/outdoor space, a fitness area, a planted area and two play spaces for children of different ages. The planting concept is to connect people with nature through plants that engage their senses such as lambs ear and lavender.

Commissioner Smith opened the floor to public comment.

Jim Rochelle, a community member, commented favorably on the project.

Commissioner Smith closed the floor to public comment.

Mr. Milman stated that they are working with the Arts Commission Public Art Program and have selected an artist to create a mosaic for the entryway.

The design team asked the Committee to write a letter of support for the living roof on the building.

The Commissioners agreed and suggested a partial ladder and gate for safer gardener access to the roof.

Motion to approve Phase 2 of the Hayes Valley Playground and Clubhouse Renovation : Commissioner Bihan.

Vote: Unanimously approved

6. New Business

There was no new business.

7. Adjournment: 5:45 p.m.

vmk 3/16/09



San Francisco Arts Commission

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March 16, 2009

CIVIC DESIGN REVIEW COMMITTEE

Monday, March 16, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. General Hospital Rebuild

Phase 2

(Phase 1 reviewed 1/28/08, Phase 1 approved 3/17/08, Informational Presentation 8/18/08)

David Fong, Architect, Fong & Chan Architects

Paulo Diaz, Project Manager, Fong & Chan Architects

Nuno Lopes, Project Manager, Fong & Chan Architects

Robert La Rocca, Landscape Architect

Ron Alameida, Project Manager, DPW

2. North Beach Branch Library

Phase 1

Lena Ch'en, Bond Program Manager, BLIP

Marsha Maytum, Architect, Leddy Maytum Stacy Architects

3. San Francisco Botanical Gardens Nursery: Center for Sustainable Gardening

Phase 2

(Phase 1 approved 9/15/08)

Michael McKechnie, Executive Director, San Francisco Botanical Society

Laura Hartman, Architect, Fernau & Hartman

Ron Lutsko, Landscape Architect, Lutsko and Associates

4. La Grande Pump Station

Phase 2

(Phase 1 reviewed 11/17/08)

Edmund Shum, Project Architect, DPW BOA

5. San Joaquin Pipeline

Phase 1

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(Phase 1 reviewed 2/9/09)
Stanley So, DPW BOA

6. **Golden Gate Park Children's Quarter Restroom and Birthday Area**

Phase 1

Rick Thall, Project Manager, Department of Recreation and Parks

Andrew Maloney, Architect, DPW BOA

John Dennis, Landscape Architect, DPW BOE

7. **SFMTA Cable Car Kiosk**

Phase 2

(Phase 1 approved 10/20/2008, Phase 2 reviewed 2/24/09)

Gail Stein, SFMTA

Olle Lundberg, Lundberg Design

8. **Alameda Siphon No. 4**

Administrative Phase 3

(Phase 1 reviewed 11/19/07, Phase 1 and 2 approved 1/28/08)

Staff Report

9. **New Business**

10. **Adjournment**

vmk 3/12/2009

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Civic_Design_Committee

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CIVIC DESIGN REVIEW COMMITTEE

Monday, March 16, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners Present: Tophre Delaney, Rene Bihan, Cass Calder Smith

Staff Present: Nancy Gonchar, Vicky Knoop

Call To Order: 3:05 p.m.

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1. General Hospital Rebuild—Phase 2

Paulo Diaz, Project Manager, Fong & Chan Architects introduced Fong & Chan Project Manager Nuno Lopes, Landscape Architect Robert La Rocca, DPW Project Manager Ron Alameda, Arts Commission Public Art Deputy Director Susan Pontius, and John Rahaim, Director of Planning.

Mr. Lopes explained that this presentation responded to the concerns raised at the February meeting. The project is on schedule to begin construction in May or June. While at this phase of review the structure has not changed, the landscape plan is more detailed and developed. A pedestrian walkway along Potrero Ave. has been created and the landscaping has been modified to look less "suburban." There are still concerns about removing the historical fence and wall. He presented materials and colors for the building. He explained that the project team is working with the Arts Commission and have selected two artists for the front entry and main plaza.

Commissioner Bihan asked how people will get to the seating area.

Mr. Lopes explained that you would need to walk through the landscaping. He commented that they will reconsider this design.

Commissioner Bihan commented that the new open space is better, but seating should be accessible.

Commissioner Delaney asked how deep the soil will be for the greenscreens.

Mr. La Rocca responded that there is 18 inches of soil to the 32 foot height of the screen.

Commissioner Delaney commented that that is a troubling relationship. She added that since the screens are facing south there will be an excess of heat and the vines will need a lot of water.

Mr. La Rocca responded that while they will take time to develop, he believes that the planting will survive.

Commissioner Smith asked if there had been a study where the base is not brick. He added that he would much prefer clean glass in the context of the historic brick buildings.

Mr. Rahaim responded that there was discussion on how much brick was appropriate, and the Planning department preferred the drum as the modern element and the brick base to preclude the historical context.

Commissioner Delaney commented that while this project is maintaining a historic fence and barrier, it has eliminated a historic open space. She noted that this hierarchy of historic elements is removing the openness from the site.

Mr. Rahaim responded that the EIR identified the historic resources and what elements could be proposed for removal.

Commissioner Delaney responded that because of the loss of open space there should be more openings to the street through the fence.

Commissioner Delaney asked about strategies for lighting the sidewalk and about existing trees.

Mr. Lopes responded that they are not looking at the sidewalk in this scope of work but there are plans for lighting. He said that they are working with a contractor to determine how many of the trees will remain.

Mr. Rahaim responded that from a historic standpoint most of the fence and wall will have to stay. He added that the fence adds a humanistic edge with human-scale elements.

Commissioner Smith commented that there may be more handrails required on the stairs than expected. He suggested looking into options for balustrades. He asked whether the plaza needed so much concrete.

Mr. Lopes responded that the paving was intended to create a civic entrance.

Commissioner Smith suggested mitigating the handrail issue by reconsidering the way the paving is shaped or divided. He also stated that the building is fine, but parts of the landscape need to be reconsidered.

Commissioner Bihan commented that there should be more porosity to the street that will connect to the north-south spine. He added that the trees are drawn as lacy, but the variety selected is very heavy.

Commissioner Delaney suggested investigating medicinal plants for the plant palette.

Motion to approve Phase 2 with the contingency of examining fence openings to Potrero Avenue, access to the seating area, and strategies for the podium: Commissioner Delaney
Vote: unanimously approved

2. North Beach Branch Library—Phase 1

Lena Ch'en, Bond Program Manager, BLIP, introduced the architect, Marsha Maytum from Leddy Maytum Stacy Architects.

Ms. Maytum stated that there is a master plan for the site that includes the pool and clubhouse in addition to the library. Currently, the EIR is in process and they are working with the Department of Recreation and Parks to create strategies for the area.

Cheryl Barton, Landscape Architect, Office of Cheryl Barton, explained that there are three possibilities to the master plan. The first is to narrow Mason Street but keep it open to vehicular traffic. The second is to retain the civic presence of the street with a pedestrian hardscape, and the third is to remove Mason Street entirely, creating a green space that flows through the block.

Ms. Maytum said that the preferred option is that Mason Street is removed. She explained that in all scenarios the ground floor of the library will take over the existing sidewalk space to increase square footage. The design utilizes the topographic change to create double-height reading rooms with views to Coit Tower and Saints Peter and Paul Basilica. Currently the building will be LEED Silver-rated with photovoltaics on the roof and the use of recycled and renewable materials. The preferred exterior material is Heath tile.

Commissioner Smith opened the floor to public comment. There was none.

The Commissioners agreed that Heath tile is a great option for the exterior.

Commissioner Smith asked about the likelihood of removing Mason Street.

Ms. Maytum replied that it is the preferred option going into the master plan, and traffic studies have shown no adverse affects.

Commissioner Bihan commented that relocating the library will be good for the community.

Commissioner Delaney said that she appreciated the thoughtfulness of the presentation.

Motion to approve Phase 1 of the North Beach Branch Library: Bihan
Vote: unanimously approved.

3. San Francisco Botanical Gardens Nursery: Center for Sustainable Gardening—Phase 2

Michael McKechnie, Executive Director, San Francisco Botanical Society, explained the project history and noted that since Phase 1 they are on track for LEED Platinum certification. The design was presented to a community meeting with 85 attendees and the community preferred to keep the structure quiet in the landscape.

Laura Hartman, Architect, Fernau & Hartman, presented site photographs of the existing conditions and the new site plan. She explained that there has been a reduction in paving and parking per the Committee's suggestion. As part of the LEED strategy, the building will have on-site energy generation from down and dead wood from Golden Gate Park.

Ron Lutsko, Landscape Architect, Lutsko and Associates, stated that woven wire mesh fence will surround and meet the building. The landscape plan will use a plant palette similar to the California native garden that is just below the site. Bioswales will treat all on-site storm water runoff, and the building will feature a green roof. The design strategy will demonstrate sustainability.

Ms. Hartman presented a materials board with colors and samples of all surfaces.

Commissioner Smith opened the floor to public comment. There was none.

Commissioner Bihan asked about paving materials.

Ms. Hartman responded that the pedestrian path is asphalt by requirement and other paths are decomposed granite.

Commissioner Delaney commented that the project was well presented, clear, and thoughtful.

Motion to approve Phase 2 of the San Francisco Botanical Gardens Nursery: Center for Sustainable Gardening: Commissioner Delaney
Vote: Unanimously approved.

4. La Grande Pump Station—Phase 2

Howard Fung, Project Manager, DPW BOA, stated that the pump house provides water to the neighborhood for drinking and fire protection. The revised design responds to Phase 1 comments to integrate the front plaza into the design.

Edmund Shum, Project Architect, DPW BOA, stated that for functional reasons the building needs to be two stories. The surfaces will be metal and integral color stucco with a smooth finish and a modernist aesthetic. The roof is flat to accommodate future solar panels, and the front elevation is 20 feet, stepping back to 16 feet to allow for ventilation and daylight into the building.

Bill Bulky, Landscape Architect, DPW BOE, explained that the design presents a model for a small-scale, low-maintenance front yard in a neighborhood of concrete front yards. Currently, the hardscape extends across the front with substandard concrete curbs. The new design specifies permeable paving for the rear yard, and as much permeable material as possible in the front. The planting is drought-tolerant, and a red star palm adds a sculptural element.

Commissioner Smith opened the floor to public comment. There was none.

Commissioner Smith asked if there was community outreach.

Mr. Fung replied that there was outreach, but there was no response from the community.

Commissioner Smith asked about the design concept.

Mr. Shum responded that the concept is to create a modernist building that presents a model for small-scale planting in the neighborhood.

Commissioner Delaney suggested that to further the landscape concept, vines could be grown over the front of the building.

Commissioner Bihan agreed that it could be a nice way of greening the neighborhood.

Commissioner Smith asked the architect to reconsider the placement of the louvers to accommodate this option.

Motion to approve Phase 2 of the La Grande pump station with the contingency of creating a green wall and modifying the louvers: Commissioner Bihan

Vote: unanimously approved.

5. San Joaquin Pipeline—Phase 1

Stanley So, DPW BOA, gave an overview of the project and location. He explained that the revised design respond to the Committee's comments from the previous review. The project team met with the PUC and presented several proposals. The vault design now has a berm at one site with a straight line, and on the second site has a wave pattern berm. The design of the structures emphasizes the vertical and horizontal. The design intent is to create a simple, clean and industrial building.

Commissioner Smith opened the floor to public comment. There was none.

Commissioner Smith asked if the functionality of the building is reflected in the steps of the rooftop.

Mr. So responded that yes, the internal equipment influenced the design.

The Committee agreed that the berm should be straight for both vaults.

Commissioner Smith suggested working with the railings on the vault to match the scoring lines in the concrete. He asked to see this in Phase 3 review.

Motion to approve Phase 1 of the San Joaquin Pipeline with the recommendation to approve Phase 2 at the full Commission meeting: Commissioner Smith.

Vote: Unanimously approved.

6. Golden Gate Park Children's Quarter Restroom and Birthday Area—Phase 1

Rick Thall, Project Manager, Department of Recreation and Parks, stated that this project is the second phase of a three-phase master plan for the Golden Gate Park Children's Quarter. The site is between the children's playground and Sharon Art Center. The current structure serves as storage, and the exterior patio space is used for birthday parties and celebrations.

Andrew Maloney, Architect, DPW BOA, presented a panoramic video to explain the location of the facility. He explained that the facility will have men's and women's restrooms, a kitchen station and a gathering area. The design concept is to create an open-air loggia that picks up the motifs of the Sharon Art Center with columns and arches. The design is light and airy to form a link to the children's playground and carousel.

John Denis, Landscape Architect, DPW BOE, explained that the site will use stained concrete to match the interior and exterior of the building. There will be flowering accent trees around the entry and the back. The sycamore trees already on-site will be protected during construction and there will be a powder-coated white fence.

Commissioner Smith opened the floor to public comment. There was none.

Commissioner Smith commented that the siting and the way you walk through the building are fine, but this project would be an excellent subject for a design competition. He added that it is a building for children and does not need a historical style.

Commissioner Bihan said that this children's playground is one of the first contemporary playgrounds in San Francisco, and the historic building doesn't make sense in the setting. He added that the landscape should be simplified.

Commissioner Delaney agreed that this would be a good project for a public competition. She added that while the current design is well-crafted, it is the wrong direction for the project.

Commissioner Smith suggested that if a public competition isn't possible, then perhaps a competition within the BOA or a charrette with several City architects could guide this project. He advised the project team to return with a more appropriate design.

7. SFMTA Cable Car Kiosk—Phase 2

Olle Lundberg, Lundberg Design, presented a revised design that included a permanent canopy and an increased structure height. The upper portion of the box will be Teflon-coated glass with photographs of cable cars.

Commissioner Smith opened the floor to public comment. There was none.

Commissioner Delaney commented that she likes the use of light and imagery.

Mr. Lundberg responded that they will continue exploring light and graphic options.

Motion to approve Phase 2 of the SFMTA Cable Car Kiosk: Commissioner Delaney.

Vote: Unanimously approved.

8. Alameda Siphon No. 4—Phase 3

Deputy Director Nancy Gonchar reported that there had been no changes to the design since Phase 2 approval, but only one of the two structures proposed will be constructed.

Commissioner Smith opened the floor to public comment. There was none.

Motion to approve Phase 3 of the Alameda Siphon No. 4: Commissioner Smith

Vote: Unanimously approved.

9. New Business

There was no new business.

10. Adjournment: 6:15 p.m.

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San Francisco Arts Commission

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April 20, 2009

CIVIC DESIGN REVIEW COMMITTEE

Monday, April 20, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

Central Subway

Phase 1

John Funghi, SFMTA Program Manager

Albert Hoe, SFMTA Project Engineer

Mona Tamari, Architect, Kwan Henmi Architecture/Planning

Crystal Springs/San Andreas Transmission System Upgrade

Phase 1

Anastasios Mavroudis, Project Director DPW BOA

Mike Pierron, Architect DPW BOA

San Antonio Pump Station

Phase 3

(Phase 1 and 2 approved 11/17/08)

Michell Joe, Design Architect, BPW BOA

Bill Bulkley, Landscape Architect, DPW BOE

Bayview/Anna E. Waden Branch Library

Phase 1 and 2

(Reviewed 11/17/08)

Lena Ch'en BLIP Program Manager

Kacey Jurgens, THA Architecture Inc.

Golden Gate Valley Branch Library

Phase 2

(Phase 1 approved 12/15/08)

Lena Ch'en, BLIP Program Manager

Paulett Tagart, Tom Eliot Fisch/Paulett Taggart Architects

Bobbie Fisch, Tom Eliot Fisch/Paulett Taggart Architects

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San Francisco International Airport Terminal 2/Boarding Area D Renovations Project

Phase 2

(Phase 1 approved 10/20/08)

Raymond G Quesada, Project Manager, Bureau of Design and Construction, San Francisco Airport

Terence Young, Gensler

Sunol Yard Prefabricated Structures

Administrative Phase 3

(Phase 1 approved 6/16/08, Phase 2 approved 9/15/08)

New Business

Adjournment

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Civic_Design_Committee

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CIVIC DESIGN REVIEW COMMITTEE

Monday, April 20, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Meeting Cancelled

vmk 4/21/2009

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Civic_Design_Committee

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CIVIC DESIGN REVIEW COMMITTEE

Monday, May 11, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. **Central Subway**

Phase 1

John Funghi, SFMTA Program Manager

Albert Hoe, SFMTA Project Engineer

Mona Tamari, Architect, Kwan Henmi Architecture/Planning

2. **Crystal Springs/San Andreas Transmission System Upgrade**

Phase 1

Tasso Mavroudis, Project Manager, SFPUC PMB

Mike Pierron, Architect, DPW BOA

3. **San Antonio Pump Station**

Phase 3

(Phase 1 and 2 approved 11/17/08)

Mitchell Joe, Design Architect, BPW BOA

Bill Bulkley, Landscape Architect, DPW BOE

4. **Golden Gate Valley Branch Library**

Phase 2

(Phase 1 approved 12/15/08)

Lena Ch'en, BLIP Program Manager

Paulett Taggart, Tom Eliot Fisch/Paulett Taggart Architects

Bobbie Fisch, Tom Eliot Fisch/Paulett Taggart Architects

5. **San Francisco International Airport Terminal 2/Boarding Area D Renovations Project**

Phase 2

(Phase 1 approved 10/20/08)

Raymond G Quesada, Project Manager, Bureau of Design and Construction, San Francisco Airport

Terence Young, Gensler

6. **Sunol Yard Prefabricated Structures**

Administrative Phase 3

(Phase 1 approved 6/16/08, Phase 2 approved 9/15/08)

7. **New Business**

8. **Adjournment**

vmk 4/24/2009

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CIVIC DESIGN REVIEW COMMITTEE

Monday, May 11, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners Present: Topher Delaney, René Bihan, Cass Calder Smith, Leo Chow

Staff Present: Luis R. Cancel, Vicky Knoop, Susan Pontious, Judy Moran

Call To Order: 3:05 p.m.

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Mr. Cancel explained to the Committee that Director of Programs, Jill Manton would not be able to attend this meeting but expressed his appreciation for her work on the memorandum of understanding with the Municipal Transportation Agency ("SFMTA") on the Central Subway project. He also noted his appreciation for Judy Moran, Project Manager, San Francisco Arts Commission, and her leadership on the arts master plan for the project.

Ms. Moran recognized Mary Chou, Public Art Program Associate and thanked the Committee.

1. Central Subway - Phase 1

John Fungghi, SFMTA Project Manager, said that Central Subway is a project that is primarily federally funded. The federal component of the funding levels will be evaluated and approved in 2011. He explained that they hope to enter into final design at the end of this year and plan to break ground in 2010. He introduced Albert Hoe, SFMTA Project Engineer; Mona Tamari, Architect; Kwan Henmi Architecture/Planning; and Drew Howard.

Mr. Howard explained that this is the second phase of the Third Street Light Rail project and consists of 1.7 miles of underground subway.

Mr. Hoe informed the Committee that in the past this line was used as an aboveground historic streetcar corridor that was later replaced by bus routes. The Central Subway will have one surface station at Brannan and Fourth Streets, and three below ground stations serving Moscone Center, Union Square, and Chinatown. The surface station will be similar to the existing stations along the Third Street line. The first below ground station will be located at Folsom and Fourth Streets, and will provide access to Moscone Convention Center. Crossing Market, the new tunnels will go below the existing Muni and Bart tracks and provide a transfer point to the Market Street lines at the Union Square station, which will span two and a half blocks. The line will continue to Chinatown where the last stop will be located, but the tunnel will continue to Columbus Avenue for removal of equipment.

Ms. Tamari described the architecture of the three underground stations. The entry and exit for the first underground station will be at Clementina and Fourth Streets. It is an open-air entry with elevators, escalators and stairs that open to the convention center. The station lobby is very open with guardrails and a possible display area for public art. In this station there are large beams holding up the opposing walls in the station due to the geological constraints. The first level belowground is purely mechanical, and the platform level of the station is smaller and narrower than most stations, exactly fitting two-car trains. The City is purchasing the land and will work with a developer to create a mixed use building around the station that will be reviewed at a later time.

Ms. Tamari then described how the Union Square/Market Street station will be accessible from Powell Street station and from a new entry on Union Square. She explained that the existing terraces will be part of a landscape plan for the station entry which includes seating and a canopy over the escalators. The first level below grade will have places for stores to open into the station and places for public art. The desire is for passengers to treat this as one station with the Powell station.

Ms. Tamari explained that the Chinatown station will use an off-street lot, similar to the Moscone station. The building above the station will be designed and reviewed at a later date. The first level below grade is a landing and the platform configuration is very similar to Moscone. The grade changes on street level prevent an entirely open entryway, and guardrails will be used between the columns. The building is set back farther from the sidewalk than other buildings on the block, which is intended to increase the width of the sidewalk. Unlike Moscone, the station will not have support beams between opposite walls and will have a large curved open cavern. The main materials in the design will be concrete, metal and glass for openness and security.

Commissioner Smith opened the floor to public comment. There was none.

Commissioner Delaney asked about the integration of public art.

Ms. Moran explained that they are currently in the review process, and details of the program will be presented during Phase 2. She suggested that a joint meeting of Civic Design Review and the Visual Art Committee would be appropriate for this project.

Commissioner Bihan commented that these are very significant civic spaces and expressed concern about the modesty of the place-making of the aboveground portions, especially in Union Square.

Commissioner Delaney commented that planting trees on the sidewalks could cause further pedestrian flow problems. She encouraged the team to look for opportunities to work with pedestrian movement in Chinatown.

Commissioner Chow commented that the Moscone Station is a good candidate for additional access points, if possible. He added that the location of the air intake and exhaust should be examined for their impact on the surrounding areas.

Commissioner Smith suggested coming up with a creative way to mark the entrances and suggested looking to European examples.

The Commissioners agreed that the Union Square entrance should be stronger and have a greater impact.

Commissioner Chow suggested relocating the elevator to the same plaza as the escalators at Union Square.

Commissioner Delaney encouraged the design team to explore lighting options.

Commissioner Smith commented that the phased mixed-use design will succeed or fail based on the strategy planned early on. He added that it should be conceptualized now as one project, and advised that strict zoning would provide leverage for problems in the future.

Commissioner Bihan suggested that the design follow the Better Streets Master Plan to address bulb-outs and place-making.

2. Crystal Springs/San Andreas Transmission System Upgrade - Phase 1

Tasso Mavroudis, Project Manager, SFPUC, introduced the project and said that the pump station is in need of seismic upgrades. He introduced Mike Pierron, Architect, DPW BOA.

Mr. Pierron explained that the project is part of the Hetch Hetchy Watershed and is located below the Eugene Norian bridge. The existing pump station will stay in place until the new pump station is built. The site concept is to restore the habitat of the area.

Commissioner Chow commented that the entry doesn't need to be called out so much and could be the same color or material as the rest of the building.

Commissioner Smith suggested using wire-reinforced glass instead of fiberglass. He also suggested creating a visual element on the roof, as it is visible from the bridge overhead.

Mr. Pierron said they would like to have a green roof but are awaiting approval.

Motion to approve Phase 1 of the Crystal Springs/San Andreas Transmission System Upgrade with the contingency to look at alternatives to fiberglass and present creative solutions to the roof: Commissioner Smith

Vote: Unanimously approved.

3. San Antonio Pump Station - Phase 3

Peter Wong, DPW BOA Project Manager, presented the alternate pattern on the concrete of the pump station. He introduced Bill Bulkley, Landscape Architect, DPW BOE.

Mr. Bulkley explained that the landscaping strategy will remove brush and reuse the existing ground covers.

Commissioner Smith asked the project team to return with materials samples of the concrete and other options for the color of the louvers and trim.

4. Golden Gate Valley Branch Library - Phase 2

Paulett Taggart, Tom Eliot Fisch/Paulett Taggart Architects, presented the renovation of the Golden Gate Branch Library. She explained that the new addition will be in the back of the courtyard and will include an elevator for access to the second floor. The revised landscape plan will replace existing trees with red maple and will add planters with flax around the entry. She presented a materials board and explained that there will be donor bricks in rows across the courtyard.

Commissioner Bihan commented that the spacing of the replanted trees should give prominence to the front entry.

Commissioner Delaney commented that the flax selected for the planters is hard to maintain because it may rip in the wind.

Commissioner Bihan suggested alternative planting materials to the landscape architect.

The Commissioners agreed that the landscape plan should be revised with fewer trees or rearrangement of the trees into groups.

Motion to approve Phase 2 of the Golden Gate Library Renovation with the contingency to revise the landscape plan of the street trees: Commissioner Chow.

Vote: Unanimously approved.

5. San Francisco International Airport Terminal 2/Boarding Area D Renovations Project - Phase 2

Raymond G. Quesada, Project Manager, Bureau of Design and Construction, San Francisco Airport, explained that this is a design-build contract awarded to Turner Construction and Gensler. He introduced Terence Young, Project Architect, Gensler.

Mr. Young stated that the scope of work is to renovate Terminal Two and add four gates to the domestic terminal. Virgin America has agreed to use SFO as a home airport and will use this terminal for operations. Additional square footage will be added to accommodate new gates, and the materials will adhere to the existing SFO palette and approved color list. The half-hemisphere canopy will be removed on the land side and a new canopy will be installed.

Susan Pontious, San Francisco Arts Commission, presented the glass artwork that will be built into the land-side façade of the building. The glass wall incorporates pixelated images that coalesce and are abstracted as the viewer approaches the work.

Commissioner Smith asked whether the artist or the architect designed the fins on the artwork.

Mr. Young responded that the fins are part of the architecture.

The Commissioners agreed that the fins on the artwork should be removed.

Commissioner Smith commented that the façade would look better without the canopy.

Commissioner Delaney said that the design seems busy and the connecting bridge looks tacked-on.

Commissioner Chow agreed that the bridge visually chops up the façade. He commented that the shapes of the bridge, canopy, artwork and blue wall are not working together; it should be treated as one big façade. He suggested finding alternatives for the columns of the canopy.

Commissioner Smith suggested making the canopy more pedestrian in scale. He added that it looks like the art is crashing into the building and it feels unresolved.

Commissioner Delaney added that the bridge works against the art and that they are not well integrated.

The Commissioners suggested identifying the bridge as a potential space for public art for future projects.

Commissioner Smith commented that the gable on the air side could be less residential, but appreciated the response to the Committee's comments since Phase 1 review.

6. Sunol Yard Prefabricated Structures - Administrative Phase 3

Motion to approve Phase 3 of the Sunol Yard Prefabricated Structures: Commissioner Smith

Vote: Unanimously approved.

7. New Business

There was no new business.

8. Adjournment: 6:45 p.m.

vmk 6/19/09



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CIVIC DESIGN REVIEW COMMITTEE

Monday, May 18, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. **Bayview/Anna E. Waden Branch Library**
Phase 1 and 2
(Phase 1 reviewed 11/17/08)
Lena Ch'en BLIP Program Manager
Kacey Jurgens, THA Architecture Inc.
2. **Sunol Valley Water Treatment Plant**
Phase 1
Kent Ford, Project Architect, DPW BOA
Ravi Krishnaiah, SFPUC Project Manager
3. **San Antonio Back-Up Pipeline - Chemical Facility and Electrical Control Building**
Phase 1
Kent Ford, Project Architect, DPW BOA
Vivian Chow, SFPUC Project Manager
4. **San Antonio Pump Station**
Phase 3
(Phase 1 and 2 approved 11/17/08, Phase 3 reviewed 5/11/09)
Mitchell Joe, Design Architect, BPW BOA
Bill Bulkeley, Landscape Architect, DPW BOE
5. **Harding Park Recycled Water Project**
Phase 1 and 2
(Phase 1 reviewed 2/24/09)
Edmund Shum, Project Architect, DPW BOA
Joan Ryan, PUC - Water Resources
Reed Dillingham, Dillingham Associates, Landscape Architects
6. **La Grande Pump Station**
Phase 3
(Phase 1 approved 11/17/08, Phase 2 approved 3/16/09)
Edmund Shum, Project Architect, DPW BOA
Bill Bulkeley, Landscape Architect, DPW BOE
7. **Chinese Recreation Center**
Phase 2
(Phase 1 approved 10/20/08)
Mary Hobson, Project Director, Recreation and Park Department
Mike Pierron, Architect, DPW BOA
8. **Tesla Treatment Facility**
Phase 3
(Phase 1 approved 12/15/08, Phase 2 approved 2/24/09)
Peter Mueller, AIA, Senior Architect, Stantec Architecture
Bijan Ahmadzadeh, PE, SFPUC, Project Manager
Robert La Rocca, Landscape Architect, Robert La Rocca & Associates, Inc.
9. **Bay Division Pipeline Reliability Upgrade - Tunnel Shaft Structures**
Phase 3

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(Phase 1 reviewed 2/25/08, Phase 1 approved 6/16/08, Phase 2 approved 8/18/08)

Stanley So, Project Architect DPW BOA

Paul Louie, Project Engineer, SFPUC - EMB

10. **Bay Division Pipeline Reliability Upgrade - Pipeline No. 5**

Administrative Phase 3

(Phase 1 and 2 approved 4/21/08)

11. **Calaveras Dam Replacement Project - Dam Crest Electrical Building and Downstream Electrical Building**

Administrative Phase 3

(Phase 1 approved 9/17/07, Phase 2 approved 10/15/07)

12. **New Business**

13. **Adjournment**

vmk 5/01/2009

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Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Avenue, Suite 240, San Francisco, CA 94102, during regular business hours. Info: Vicky Knoop, 415/252-3214.

Public comment in regard to specific items will be taken before or during consideration of the item.

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CIVIC DESIGN REVIEW COMMITTEE

Monday, May 18, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners Present: Topher Delaney, René Bihan, Cass Calder Smith, Leo Chow

Staff Present: Jill Manton, Vicky Knoop

Call To Order: 3:05 p.m.

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1. Bayview/Anna E. Waden Branch Library - Phases 1 and 2

Kacey Jurgens, Project Architect, explained that this is the last library renovation from the 2001 bond. She reminded the Committee that they requested that she present Phase 1 and 2 at this meeting. She gave a brief history of the site and an overview of the project. Since the first Phase 1 review, the entryway on the corner has been pulled back and signage has been added. The interior courtyard has been developed and the landscape simplified with three maples. The expected maintenance will consist of raking leaves. She explained that the exterior terracotta tile is reminiscent of weaving, and that sections of the roof will be planted.

Ms. Jurgens presented a materials board with samples of the terracotta and colors of the Heath tile.

Commissioner Delaney questioned the benefit of a green roof on this building. She expressed strong reservations about its maintenance.

Commissioner Bihan commented that the courtyard doors should open into the building and not onto the courtyard. He gave suggestions for other species of trees for the courtyard that would be more appropriate than Japanese maple.

Commissioner Smith suggested using the funds from the green roof for glazing on the clerestory. He also said that the corner entry could be stronger without the awning.

Commissioner Chow commented favorably on the massing and the cutaways in the design, but suggested working on the glass to control daylighting. He also expressed concern over the location of the meeting room door.

Commissioner Smith commented that the entry could be pulled back a bit to open the corner.

Motion to approve Phases 1 and 2 of the Bayview/Anna E. Waden Branch Library with the contingency that the revised plant palette, solutions to maintenance of a green roof, and revised design for the corner entry be presented during Phase

2. Sunol Valley Water Treatment Plant - Phase 1

Ravi Krishnaiah, SFPUC Project Manager, explained that the Sunol Water Treatment plant is located three miles from the Sunol Water Temple with no public access. The structures are canopies that will cover chemical storage tanks. He introduced Kent Ford, Project Architect, DPW BOA.

Mr. Ford said that the projects all use the same colors and vocabulary based on an existing chloramination building. There are two prefabricated electrical buildings and four canopy structures in three locations. He added that the roofs will be engineered for the future installation of solar panels. He explained that some parts of the open structure will have a woven wire mesh and bird screen.

Commissioner Smith opened the floor to public comment.

Seeing none, Commissioner Smith closed the floor to public comment.

Commissioner Smith commented that the electrical building should be a clean metal box, and that the concrete isn't necessary. He added that he likes the standardization of the design.

Commissioner Chow agreed that the systematic approach to these projects is appreciated and that this line of thinking should be used for other PUC structures.

Commissioner Bihan commented favorably on the clean straightforward design.

Motion to approve Phase 1 of the Sunol Valley Water Treatment Plant: Commissioner Delaney

Vote: Unanimously approved.

3. San Antonio Back-Up Pipeline - Chemical Facility and Electrical Control Building - Phase 1

Mr. Ford explained that this project is similar to the previously presented Sunol project, and it will use the same materials and color selection. This project will have an electrical room that is not prefabricated.

Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor to public comment.

Commissioner Bihan requested more information on the seeding and storm water plan for Phase 2.

Motion to approve Phase 1 of the San Antonio Back-Up Pipeline: Commissioner Smith

Vote: Unanimously approved.

4. San Antonio Pump Station - Phase 3

Mr. Ford presented the revised design for the San Antonio Pump Station. The design reflects the Committee's Phase 2 recommendations to simplify the patterns on the concrete.

Commissioner Smith commented that the design doesn't need the stripes across the front of the building. He added that the concrete should match the existing building.

Motion to approve Phase 3 of the San Antonio Pump Station with the contingency of removing the stripes and matching the color of the concrete and painted louvers to the existing building: Commissioner Smith

Vote: Unanimously approved.

5. Harding Park Recycled Water Project - Phases 1 and 2

Edmund Shum, Project Architect, DPW BOA, presented the site plan for the structures. He explained that the new pump station design reflects the comments made by the Commissioners during the last review.

Commissioner Smith said that he felt it was a decorative solution and not an architectural solution. He added that he would like to see a more creative approach to the building.

Commissioner Bihan commented that he wanted the architect to stretch his thinking.

Commissioner Chow said that the building could have more shape.

Commissioner Smith suggested being able to see the equipment inside the building through glass block.

6. La Grande Pump Station - Phase 3

Bill Bulkeley, Landscape Architect, DPW BOE, presented the landscape for the pump station. He explained that he met with maintenance staff and the PUC to discuss the trellises on the façade of the building. The PUC requested that the trellis begin high enough not be an attractive nuisance.

Commissioner Bihan commented that it was a good solution.

Commissioner Smith suggested bringing the vertical cables of the trellis lower on the building.

Motion to approve Phase 3 of the La Grande Pump Station: Commissioner Bihan

Vote: Unanimously approved.

7. Chinese Recreation Center - Phase 2

Mary Hobson, Project Director, Recreation and Parks Department, explained that the Chinese Recreation Center is part of the 2008 Clean and Safe Neighborhood Parks bond. She introduced Mike Pierron, Architect, DPW BOA, Fara Perez, Architect, DPW BOA, and Edward Chin, Landscape Architect, DPW BOE.

Mr. Pierron explained that the goal of the project is to replace the existing recreation center including the gym, multipurpose room, and playground. He presented the site plan which includes a steep grade, and said that the glass entries in the front and back of the building will maximize light in the building.

Ms. Perez explained that the new recreation center is a steel frame structure with an exposed concrete base, and is clad in red stucco. She added that the color choice was important to the community.

Mr. Chin presented the landscape plan and explained that it is a multigenerational space with basketball courts, play spaces for children, and fitness equipment. The selection of the play structures was made to avoid duplicating structures in other playgrounds in Chinatown. He said that the ground plane paving references Chinese ribbon dance, but may be selected as a location for public art.

Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor.

Commissioner Bihan commented that the planters along the front seem to disrupt the delicate way the architecture meets the sidewalk.

Commissioner Chow commented that there is a sense of openness that is lost in the new design. He also said that the building seems to turn its back to the public way along Truett Street, and that windows along that alley would help. In the back of the building, he suggested bringing down the glazing on the wall behind the playground equipment.

Commissioner Delaney suggested that the playground also offer children the opportunity to interact with nature.

Commissioner Bihan added that the planting could flow through the space and be integrated into the playground better.

Mr. Chin explained that there are several playgrounds in Chinatown that focus on interacting with nature. The desire here is to provide a playground with open play spaces and equipment.

Commissioner Smith commented that the design presented in Phase 1 was much lighter and more open. The new design is heavier and doesn't look as much like a rec center. He added that the new glass entry lacks the vertical component of the previous design, and preferred the clerestory in the first design. He encouraged the architect to explore the proportion and space of the previous design.

8. Tesla Treatment Facility – Administrative Phase 3

Mike Pierron introduced the project and explained the UV chemical treatment that will occur at the facility. He presented the revised design that took the Committee's comments into consideration and created a clean line across the building with even trellis heights. He introduced Robert La Rocca, Landscape Architect.

Mr. La Rocca presented the simplified plant palette.

Motion to approve Phase 3 of the Tesla Treatment Facility: Commissioner Smith

Vote: Unanimously approved.

9. Bay Division Pipeline Reliability Upgrade - Tunnel Shaft Structures - Phase 3

Motion to approve Phase 3 of the Bay Division Pipeline Reliability Upgrade Tunnel Shaft Structures: Commissioner Bihan

Vote: Unanimously approved.

10. Bay Division Pipeline Reliability Upgrade - Pipeline No. 5 - Administrative Phase 3

Motion to approve Phase 3 of the Bay Division Pipeline Reliability Upgrade Pipeline No. 5: Commissioner Smith

Vote: Unanimously approved

11. Calaveras Dam Replacement Project - Dam Crest Electrical Building and Downstream Electrical Building - Administrative Phase 3

Motion to approve Phase 3 of the Calaveras Dam Replacement Project - Dam Crest Electrical Building and Downstream Electrical Building: Commissioner Smith

Vote: Unanimously approved.

12. New Business

There was no new business.

13. Adjournment: 6:45 p.m.

vmk 9/30/09



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CIVIC DESIGN REVIEW COMMITTEE

Monday, June 15, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. SFMTA Cable Car Kiosk

Phase 3

(Phase 1 approved 10/20/08, Phase 2 reviewed 2/24/09, Phase 2 approved 3/16/09)

Gail Stein, Manager, Property Contracts and Development, SFMTA

Ryan Hughes, Lundberg Design

Olle Lundberg, Lundberg Design

2. Clean and Safe Neighborhood Parks Bond

Informational Presentation

Rhoda Params, Director of Planning and the Capital Division, Department of Recreation and Parks

3. Chinese Recreation Center

Phase 2

(Phase 1 approved 10/20/08, Phase 2 reviewed 5/18/09)

Mary Hobson, Project Director, Department of Recreation and Parks

Mike Pierson, Architect, DPW BOA

4. Sunset Playground Renovation Project

Phase 1

Keith Kawamura, Project manager, Recreation and Park Department

Douglas Ullman, Architectural Administrator, DPW BOA

John Thomas, Landscape Architect, DPW BOE

5. PUC Water Supply and Diversification Projects

Informational Presentation

Suzanne Gautier, SFPUC

6. San Antonio Back-Up Pipeline - Chemical Facility and Electrical Control Building

Phase 2

(Phase 1 approved 5/18/09)

Kent Ford, Project Architect, DPW BOA

Vivian Chow, SFPUC Project Manager

7. Sunol Valley Water Treatment Plant Expansion and Treated Water Reservoir Project

Phase 2

(Phase 1 approved 5/18/09)

Kent Ford, Project Architect, DPW BOA

Ravi Krishnahiah, SFPUC Project Manager

8. Harding Park Recycled Water Project

Phase 1 and 2

(Phase 1 reviewed 2/24/09, Phase 1 and 2 reviewed 5/18/09)

Edmund Shum, Project Architect, DPW BOA

Joan Ryan, PUC - Water Resources

Reed Dillingham, Dillingham Associates, Landscape Architects

9. New Business

10. Adjournment

vmk 6/11/2009

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CIVIC DESIGN REVIEW COMMITTEE

Monday, June 15 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners Present: Topher Delaney, René Bihan, Cass Calder Smith, Leo Chow

Staff Present: Luis Cancel, Jill Manton, Vicky Knoop

Call To Order: 3:05 p.m.

1. SFMTA Cable Car Kiosk - Phase 3

Olle Lundberg, Lundberg Design, explained that the Cable Car Kiosk has been modified to have a perforated metal design depicting images from the cable car system. He presented a video showing daylight studies of the red floodlights at night.

Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor to public comment.

Commissioner Bihan asked about the location of the kiosk on Powell Street.

Diana Hammonds, SFMTA, replied that the location is still set away from the Cable Car queue, but the project team hopes to move it back to the queue.

Mr. Cancel responded that he would write a letter of support for this location change.

Commissioner Bihan commented favorably on the photography to be displayed on the kiosk.

Commissioner Smith suggested that the awning of the building be moved up slightly. He also suggested the word tickets be made more visible.

Motion to approve Phase 3 of the SFMTA Cable Car Kiosk: Commissioner Chow.

Vote: unanimously approved.

Commissioner Delaney joined the meeting at 3:15 p.m.

2. 2008 Clean and Safe Neighborhood Parks Bond - Informational Presentation

Rhoda Parham, Director of Planning and the Capital Division, Department of Recreation and Parks, explained that in 2008 the citizens approved a \$185 million dollar bond to improve park restrooms and eliminate serious safety risks in neighborhoods. The bulk of the funds are for major projects, but a few are for small neighborhood programs.

She explained that the schedule will begin with the new Chinese Recreation Center. Projects to follow include renovating Mission Playground, Palega Playground, Cayuga playground, McCoppin Square, Sunset Playground, and Fulton Playground.

Commissioner Delaney asked if DPW BOA will work on the architecture or if the projects will be brought out into the private sector.

Ms. Parham explained efforts will move forward with both private and BOA architects. The driving factors in the decision are timeline and cost. She added that they have won awards with DPW buildings and are happy to continue to do great work with the City architects.

Commissioner Delaney commented that she would prefer to see open competition for these projects.

Ms. Parham responded that San Francisco requires City employees work on City projects. She added that her department has engaged with outside firms on select projects.

Mark Dorian, Assistant City Architect, DPW BOA, commented that historically BOA has given out work to the private sector. He added that roughly a third to half of the Recreation and Park Department projects were given to the private sector. Although, in the past two or three years, cost and economic conditions have changed such that DPW would take on the majority of the design work.

Ms. Manton suggested it may be beneficial to ask the City Attorneys to explain the scope and jurisdiction of the Civic Design Review committee.

Commissioner Smith commented that the client departments need to keep a high bar for the design when working with architects.

Commissioner Delaney commented that in some parks, especially in Europe, you can identify the architect and landscape architect by the aesthetic of the design. She added that landscape architecture should be approached as art.

Ms. Parham responded that she and her team have heard the challenge to raise the bar for civic structures and landscape, and they hope to capture what has been said into the design.

Commissioner Chow commented that this is an important conversation and appreciates that it is happening early. He added that with each set of bond projects there should be a strategy in place to address the design as a group of projects.

3. Chinese Recreation Center - Phase 2

Mary Hobson, Project Director, Department of Recreation and Parks gave a brief history of the project and introduced the design team from DPW, Mike Pierron, Architect, Fara Perez, Architect and Edward Chin, Landscape Architect.

Mr. Pierron presented the original Phase 2 design and views from the building. He explained that the site plan establishes a connection between the multiple entrances. The changes from the original Phase 2 design include modifications to the glass entry and windows added to the alley. The back elevation has more glazing to allow additional light into the building. The new design treats the gym and multipurpose room as separate entities. There is now a small plaza in the front of the building.

Ms. Perez explained that the building will still have a concrete base with graffiti coating. The stucco will be a brownish red. The corner of Washington and Mason streets will be the glass box entry with aluminum. The building has been made lighter with a glass frame around the gymnasium. She presented an alternate rendering with the monolith in tile or stone.

Mr. Chin explained that the redesigned entry allowed for landscaping in the front of the building. He explained that the play equipment was chosen

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with the Department of Recreation and Park staff and community input. He addressed a comment from the previous meeting that there should be additional planting. He explained that the planting has been added to define the play areas. He presented images of the play structures and equipment.

Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor to public comment.

Commissioner Smith asked about the set back of the windows and the materials of the column.

Mr. Pierson responded that they would be set back the windows a few inches and that it can not be cast in place, so it will need to be precast and have a surface of tile or another material.

Commissioner Smith commented that the transition into the building is the right size and makes sense. He added that he likes that the monolith works as a third object and it should not be concrete or stucco. He said that he was concerned about the anodized aluminum.

Commissioner Chow commented that the stucco samples should have a bit more orange and the window mullions should be darker as well. He suggested looking to Chinese screens that are highly geometric. He also suggested looking into wood or another material for the monolith to celebrate the entrance.

Mr. Pierson said that they could not lower the roof of the glass portion.

Commissioner Chow asked that they negotiate the width of the clerestory to tighten the lines.

Commissioner Bihan asked about the relation of the planting to the architecture. He commented that it doesn't make sense spatially.

Mr. Chin replied that the landscaping is relating the play equipment and not as much to the building.

Commissioner Bihan commented that the choice of Ginkgos spaced seven feet apart will not read as a grove. He added that the landscape should refer to the building. He said that the design team should be more playful and have a direct design idea.

Commissioner Delaney agreed that the landscape doesn't match with the building. She added that the black bamboo will need to be maintained.

Commissioner Bihan said that the design doesn't need the planting at the entry and offered to meet with the landscape architects.

Motion to approve Phase 2 with the contingency of presenting a revised landscape plan and creative options for the surface of the monolith: Commissioner Smith.

4. Sunset Playground Renovation Project - Phase 1

Ms. Parham introduced the project team of Douglas Ullman, Architectural Administrator, DPW BOA and John Thomas, Landscape Architect, DPW BOE.

She explained that the construction of the building will begin in 2012 as part of the Clean and Safe Neighborhood bond project. The original architect was William Merchant and this is one of four similar buildings in San Francisco. The concept of the renovation is to open up the area to create visual connections within the building. There was an underutilized space between the buildings that will now be incorporated into the structure. She added that the existing floor plan has mostly been maintained.

Mr. Ullman said that the major design moves are the arched glazing which has been added to the form. The new entry element echoes the arch. The rear of the building will be used for storage and new bathrooms. Additionally there will be new windows on the multipurpose room.

Mr. Thomas showed the compartmental quality of all the areas in the current landscape. He said that part of their goal was to create better flow from the interior to the exterior of the spaces. He presented the rendered site plan. Lawton street will be treated as the primary entry with greater landscaping. Around the park perimeter will be an alternating rhythm of pervious pavers and flowering shrubs. Some of the elements for improvement would be matched to the opposite side of the entry. There will be seat walls that define the play areas. The lawn will be converted to an outdoor patio space with views of the ball courts.

Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor.

Commissioner Chow asked about the activities in the building.

Mr. Ullman responded that there will be a new multiuse room, an expanded restroom, renovated kitchen, and storage room for the outdoor sports equipment.

Commissioner Smith commented that the new entryway canopy does not need to reflect the arch of the gymnasium. He added that the new storage area makes the two buildings touch, and that it should be set back in a way that it disappears.

Commissioner Chow suggested creating an entry statement on the North side by bringing light into the building. He added that the project team should look into what the landscape spaces are used for and to work on the pathways between them.

Commissioner Bihan said he appreciated that the landscape architect was presenting in Phase 1. He commented that the design should consider the scale of the spaces and if it is to be a programmed space or more performance based design.

Commissioner Delaney asked about the philosophy of the play area.

Mr. Thomas responded that the playground is not only recreational, but also promotes the sociability of the spaces.

Commissioner Delaney responded that there is quite a bit of curbing without many gathering spaces.

The commissioners requested that the project return with a revised landscape plan, a new entry statement for the building, and greater integration of the building into the landscape with consideration to pathways.

5. Sunol Valley Water Treatment Plant Expansion and Treated Water Reservoir Project - Phase 2

Ravi Krishnasiah, SFPUC Project Manager, said that the existing water treatment facility requires seismic improvements. He explained that the site is south of Walnut Creek off of Calaveras Road and the structures will be a chemical canopy and prefabricated electrical building. He introduced Kent Ford, Project Architect, DPW BOA.

Mr. Ford presented site photographs and explained the design concept is to conform to existing water infrastructure design in the area. There are several canopy structures near by that are designed to be solar collectors. He said that the electrical building is prefabricated with a utility wall.

Commissioner Smith asked if the canopies will be used for solar panels.

Mr. Ford replied that this site is not ideal for solar collection.

Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor to public comment.

Motion to approve Phase 2 of the Sunol Valley Water Treatment Plant: Commissioner Smith.

Vote: Unanimously approved.

6. San Antonio Back-Up Pipeline - Chemical Facility and Electrical Control Building - Phase 2

Motion to approve Phase 2 of the San Antonio Back-Up Pipeline - Chemical Facility and Electrical Control Building:

Commissioner Smith.

Vote: Unanimously approved.

7. Harding Park Recycled Water Project - Phase 1 and 2

Edmund Shum, Project Architect, DPW BOA presented the changes from the previous design. He explained that the decorative elements were removed from the design and they will use a mixture of different CMU block. The channels and the I beams are used as a tribute to the industrial areas of the site. The roof runoff will be diverted in swales.

Commissioner Smith explained that a few of the commissioners met with the design team to discuss using glass block with the CMU to create a pattern. He asked about the pattern of the glass block.

Mr. Shum responded that they created a random pattern.

Commissioner Smith replied that the committee hoped the architect would present a tough industrial box with one stroke of something interesting.

Commissioner Delaney said that she understands that the building is constricted by functionality, but the architect should be able to push the design further.

Commissioner Smith asked the project to return with a more creative solution. He suggested they look into making the building taller.

Commissioner Chow agreed and added that the design problem to solve is taking two materials, CMU and glass block, and creating an interesting, great structure.

8. PUC Water Supply and Diversification Projects - Informational Presentation

Suzanne Gautier, SFPUC explained that the water diversification projects are intended to make the region less reliant on brought in water. The well station sites for SF ground water supply will often be in neighborhoods and on sites serving dual purposes.

Commissioner Delaney suggested that the project work with artists for each of the sites. These are a great opportunity to have each well station designed by a different artist who creates an envelope for the well station.

Ms. Gautier replied that there can be some attention given to this idea as they will mostly be in park settings. She then presented the regional groundwater storage and recovery project well station sites throughout the peninsula. She added that the wells will produce one million gallons per day and will be approximately twenty feet by twenty feet and will be in preliminary design for the next year to fifteen months.

Ms. Manton commented that there are similar water facilities that incorporate an educational element.

Commissioner Chow asked if there was a vision for the PUC as a whole.

Commissioner Smith commented that the PUC should have design guidelines and encourage new projects to embrace them. He added that each project should create a document of design aspiration and requirements.

9. New Business

There was no new business.

10. Adjournment: 6:35 p.m.

vmk correction 12/4/09



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SPECIAL MEETING OF THE CIVIC DESIGN REVIEW COMMITTEE

Monday, July 6, 2009
2:00 - 2:45 p.m.
25 Van Ness Avenue, Suite 70
San Francisco, CA 94102

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Agenda

1. Roll Call
2. **Explanation by Deputy City Attorneys Adine Varah and Sheryl Bregman of Civic Design Purview, Authority and Charter Mandate**
Discussion
3. **Questions from Commissioners**
Discussion
4. **New Business**
Discussion
5. **Reports and Announcements**
Discussion
6. **Public Comment**
Discussion
7. **Adjournment**
Action

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Public comment in regard to specific items will be taken before or during consideration of the item.

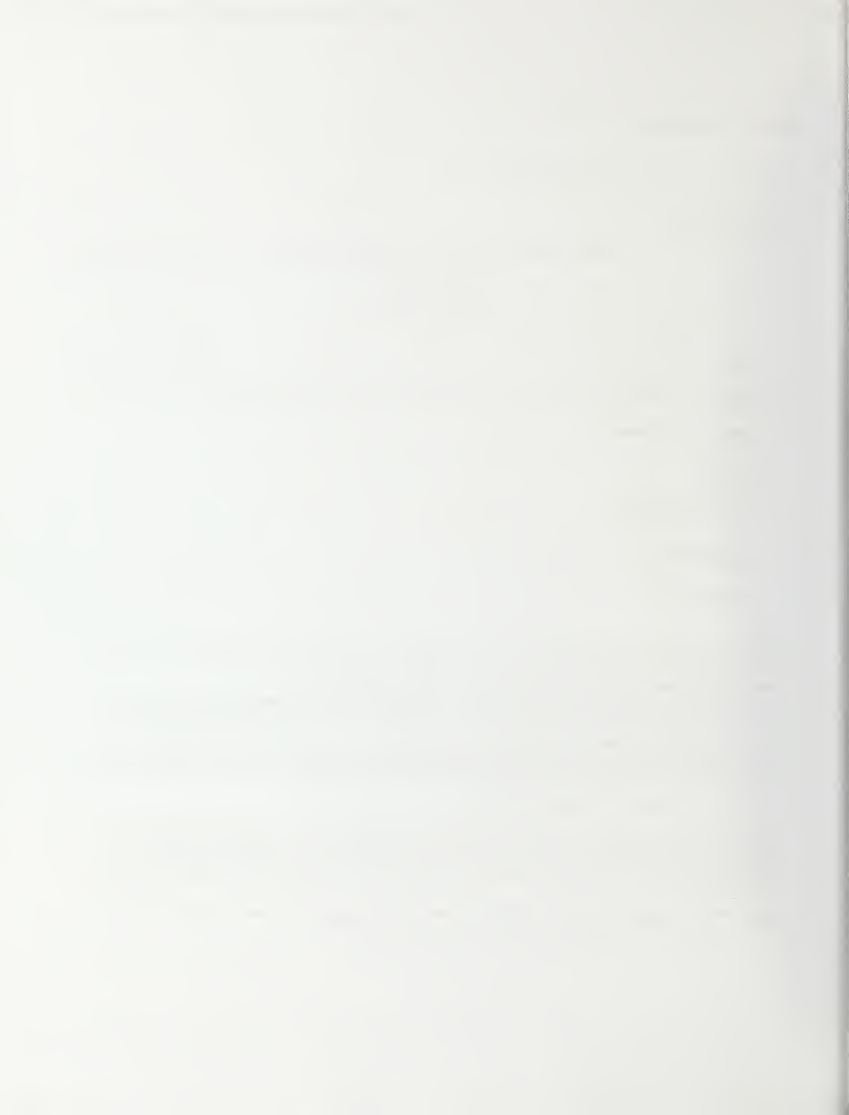
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CIVIC DESIGN REVIEW COMMITTEE

Monday, July 6, 2009

2:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners Present: Topher Delaney, Rene Bihan, Cass Calder Smith, Leo Chow

Staff Present: Jill Manton, Vicky Knoop

Call To Order: 2:05 p.m.

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1. Explanation by Deputy City Attorneys Adine Varah and Sheryl Bregman of Civic Design Purview, Authority and Charter Mandate

Jill Manton, San Francisco Arts Commission Programs Director, introduced Adine Varah, Deputy City Attorney, and Sheryl Bregman, Deputy City Attorney.

Ms. Varah gave a general overview of the laws that relate to Civic Design Review. Three sections set up the scope of authority for the Committee. These are the San Francisco Charter Section 5.103, San Francisco Administrative Code Section 2A.150, and San Francisco Administrative Code Section 3.19A.

Ms. Varah explained that the Charter can be amended only by the voters. The Arts Commission's authority is set forth under Charter Section 5.103 (Arts Commission), which provides, among the Arts Commission's other duties, that the Arts Commission shall "[a]pprove the designs for all public structures, any private structure which extends over or upon any public property and any yards, courts, set-backs or usable open spaces which are an integral part of any such structures." Ms. Varah explained that the Administrative Code can be amended by the Board of Supervisors, and she read Administrative Code Section 2A.150 (Arts Commission; Functions, Powers and Duties) to the Committee. Specifically, that under Administrative Code Section 2A.150 the Arts Commission has approval powers "with respect to the design of buildings, bridges, viaducts, elevated ways, approaches, gates, fences, lamps or other structures erected or to be erected upon land belonging to the City and County, and concerning arches, bridges, structures and approaches which are the property of any corporation or private individual and which shall extend over or upon any street, avenue, highway, park or public place belonging to the City and County. Said Commission shall so act and its approval shall be required for every such structure which shall hereafter be erected or contracted for, and may advise in respect to lines, grades and platting of public ways and grounds."

Commissioner Chow asked whether structures that extend over City land are subject to review of the entire building or only of the sections over City property.

Ms. Varah said that it is only the part of the building that extends over or upon property belonging to the City.

Commissioner Bihan asked if this includes underground infrastructure.

Ms. Varah replied that the general intent of the legislation is for the Arts Commission to review the exterior of structures but noted the possibility that there may be some special facts and circumstances where review of an interior space would be appropriate.

Commissioner Chow commented that the Central Subway project is an example in which the public realm is in the interior of the space. Ms. Varah noted that in the case of the Central Subway, because MTA and the Arts Commission had mutually agreed as a business and policy matter that the Civic Design Committee would review the interior of the subway stations, the City did not need to reach the legal issue of whether the Charter required Civic Design Review of such stations.

Ms. Varah read to the Committee San Francisco Administrative Code Section 3.19A (Arts Commission Civic Design Review Fees), the section related to fees. She explained that neither the Charter nor the Administrative Code imposes any financial or legal penalty on City departments who complete a project without following the Civic Design Review procedure. But Ms. Varah reiterated that the Charter requires Civic Design review for all public structures, any private structure which extends over or upon any public property and any yards, courts, set-backs or usable open spaces which are an integral part of any such structures.

Ms. Bregman gave a brief overview of the San Francisco Administrative Code Chapter 6: (Public Works Contracting Policies and Procedures), which governs contracting and professional services for Public Works. She explained that only a small number departments in the City are allowed to engage in public work contracts under Chapter 6. Article 2 provides the basic requirements for competitively bid construction contracts. Article 3 outlines professional services contracting. In Article 4, exemptions including design-build, emergency, as-needed, and limited contracting authority are explained.

Ms. Bregman clarified that it is not the contractor's duty to comply with Section 3.19A, but it is the contracting department's responsibility.

She also explained that Chapter 6.40 says that the Department of Public Works ("DPW") may use either an outside architect or the Bureau of Architecture ("BOA"). Many factors drive the selection, but ultimately it is a decision for the Director of Public Works.

Commissioner Delaney asked how that decision is informed.

Ms. Bregman replied that the administrative process is best explained by the Director of Public Works or the City Architect.

Gary Hoy, City Architect, DPW BOA, said that the BOA has been in business for over 100 years and was created because of concerns of nepotism. In the past 15 to 20 years, the BOA has worked on many bond projects dealing with repair and replacement of structures. The teams assigned to bond projects, such as fire stations or libraries, gain expertise in those areas. On the other hand, he said, because they do not build a hospital each year,

for example, it is more appropriate to contract out these specialized projects. He said that the BOA has the same desire as the Committee, to have excellence in public architecture. Mr. Hoy offered to make a longer presentation about policy and decision-making at a later meeting.

Commissioner Delaney thanked Mr. Hoy and requested that the Bureau of Engineering ("BOE") also be involved in the discussion. She expressed concern that the BOA is receiving projects too late in their engineering development to be able to truly design the structure. She added that the Committee and the BOA are all interested in being stewards of architecture in the City, and would like to begin the design process sooner with all client agencies.

Ms. Bregman explained that for certain types of contracts, such as design-build contracts, current three-phase review process of Civic Design might not always coordinate as effectively with the timing of those particular types of projects. She explained that in a design-build project, the client department should include the required approvals and reviews in the contract. The Arts Commission and the client department may need to discuss how the review process could work to help yield stronger design.

2. Questions from Commissioners

Commissioner Bihan asked about penalties for ignoring the Civic Design Review process.

Ms. Bregman explained that approvals are required for the project to proceed. When a project is not following City procedures, departments are often able to resolve issues through cooperative administrative efforts. She added that Civic Design Review is part of the building process and is required by the Charter. Commissioner Chow asked if a structure could receive a building permit without Civic Design approval.

Ms. Bregman responded that it is a required review process and that administrative actions to ensure compliance could take place under existing legislation.

Commissioner Bihan opened the floor to public comment. Seeing none, Commissioner Bihan closed the floor to public comment.

Commissioner Chow commented that alternative delivery methods of design and construction are becoming more and more common, and that the Committee is willing to work with each project to create a review process that will most benefit to the architecture of the specific projects.

Commissioner Bihan agreed and added that this would allow for greater transparency on timelines and process.

Commissioner Chow asked Mr. Hoy about the planning process for bond projects.

Mr. Hoy explained that there is strategic planning that happens before the bond goes to the voters.

Ms. Manton commented that staff will be involved in the Capital Improvements Plan and will have a calendar of upcoming projects.

3. New Business

There was no new business.

4. Reports and Announcements

There were no reports or announcements.

5. Public Comment

Commissioner Bihan opened the floor to public comment. There was none.

6. Adjournment: 6:15 p.m.

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July 20, 2009

CIVIC DESIGN REVIEW COMMITTEE

Monday, July 20, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

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Agenda

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1. **Harding Park Recycled Water Project**

Phase 1 and 2

(Phase 1 reviewed 2/24/09, Phase 1 and 2 reviewed 5/18/09, Phase 1 and 2 reviewed 6/15/09)

Edmund Shum, Project Architect, DPW BOA

Joan Ryan, PUC - Water Resources

Reed Dillingham, Dillingham Associates, Landscape Architects

2. **Sunset Playground Renovation Project**

Phase 1

(Phase 1 reviewed 6/15/09)

Paul Travis, Architect, DPW BOA

Douglas Ullman, Architect, DPW BOA

John Thomas, Landscape Architect, DPW BOE

3. **Visitacion Valley Branch Library**

Phase 3

(Phase 1 reviewed 4/21/08, Phase 1 approved 5/19/08, Phase 2 reviewed 9/15/08, Phase 2 approved with conditions 10/20/08)

Andy Maloney, Project Architect, DPW BOA

Lena Ch'en, Project Manager, BLIP

4. **Anza Branch Library**

Administrative Phase 3

(Phase 1 reviewed 4/21/08, Phase 1 approved 5/19/08, Phase 2 reviewed 9/15/08, Phase 2 approved 10/20/08)

5. Ortega Branch Library

Administrative Phase 3

(Phase 1 approved 4/21/08, Phase 2 reviewed 11/17/08, Phase 2 approved 12/15/08)

6. Merced Branch Library

Administrative Phase 3

(Phase 1 approved 5/19/08, Phase 2 approved 12/15/08 with contingencies, Phase 2 contingencies lifted 2/9/09)

7. Hayes Valley Playground

Administrative Phase 3

(Phase 1 reviewed 9/15/08, Phase 1 approved 11/17/08, Phase 2 approved 2/24/09)

8. New Business**9. Adjournment**

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CIVIC DESIGN REVIEW COMMITTEE

Monday, July 20, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners Present: Topher Delaney, René Bihan, Cass Calder Smith

Staff Present: Luis R. Cancel, Jill Manton, Vicky Knoop

Call To Order: 3:05 p.m.

1. Harding Park Recycled Water Project—Phases 1 and 2

Edmund Shum, Project Architect, DPW BOA, gave an overview of the site and function of the facility. He presented drawings with H2o in glass block on one wall of the structure. He presented two variations of the design. Mr. Shum introduced Reed Dillingham, Landscape Architect, DPW BOE.

Mr. Dillingham explained that the plant palette is made up of native plants. There is a vegetative swale for storm water catchment. The plan will replace some trees and restore existing healthy planting. The plants selected have been studied and will have no ill effects from the recycled water used for irrigation.

Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor to public comment.

Commissioner Delaney asked Mr. Shum which design he preferred.

Mr. Shum replied that he prefers the design that includes Morse code on three walls.

The Commissioners agreed.

Motion to approve Phases 1 and 2 of the Harding Park Recycled Water Project: Commissioner Delaney

Vote: Unanimously approved

2. Sunset Playground Renovation Project—Phase 1

Paul Travis, Project Manager, Department of Parks and Recreation explained that the project team is developing the central space of the club house, renovating the gym and adding storage for field equipment. Mr. Travis said that since the previous review, the revised architectural concept is to present two buildings with a connector between them. He introduced Douglas Ullman, Project Architect, DPW BOA. Mr. Ullman explained that the awning on the entry has been redesigned from an arch to a peaked roof with skylights into the lobby of the building. The new design signifies the entry clearly while staying in the context of the building and meeting the goals for massing.

Mr. Ullman and Mr. Travis presented several design options for the awning. The designs considered were a flat roof, a grid design, a freestanding cable system, and the design team's preferred solution, a connected awning.

Jill Manton and Luis Cancel joined the meeting at 3:24 p.m.

Mr. Ullman said that to solve the problem of the two structures visually connecting, the new section has been set back from the two buildings. He explained that it intends to create a negative space between the two dissimilar masses.

Commissioner Delaney asked about the existing chimney size.

Mr. Travis replied that it is roughly 3 feet by 10 feet. He added that there are plans to turn it into a trophy case on the interior, so the dimensions could be modified.

John Thomas, Landscape Architect, DPW BOE, presented a revised landscape plan for the project. The curving paths have been extended, vehicle access has been reduced at the front of the gymnasium, and trees have been added. The paved area around the courts and fields now provides an opportunity for enhanced circulation and play space. The revised design adds the idea of games to the surfacing, with hopscotch and labyrinth patterns that are yet to be fully developed.

Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor to public comment.

Commissioner Bihan asked if the elevated walls around the play equipment are still part of the design.

Mr. Thomas replied that the wall is still in the design but now has penetrations from the walkway to the play area.

Commissioner Bihan commented favorably on the multiple programming functions, but added that there needs to be a strong framework for all the parts to sit in. He suggested using an orthogonal design in the paving or creating a more painterly ground plane with standard and imagined games. He also recommended using tennis court or basketball surface for all the paving.

Commissioner Delaney suggested that imagination and discovery be included into the design concept. She asked Mr. Thomas about design

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philosophy.

Mr. Thomas replied that the design composition is intended to create a series of spaces that begin with play spaces in the front and lead to social and game spaces in the back. The joy comes from the activities and programming.

Commissioner Bihan suggested that a soft shady space should have more trees to differentiate it from an open play space.

Commissioner Delaney suggested that there be some way for people to enter into the planted area and interact with nature.

Commissioner Smith commented that the design doesn't have a non-architectural goal such as a place of sport, or a place of discovery, or a place of mystery. It needs a bigger concept to help do everything else.

Ms. Manton asked Mr. Travis what the community had requested.

Mr. Travis replied that there has been a small amount of community interest in the landscape pertaining to the retaining walls around the edge of the lot.

Commissioner Delaney suggested putting in fruit trees or a butterfly garden.

Ms. Manton suggested that the design team come back with a few options for the landscape.

Commissioner Smith requested that the design team bring a few words that explain the design strategy for each landscape design scheme. He also commented that the gabled roof could be raised and lengthened to have four or six support beams.

Motion to approve Phase 1 of the Sunset Playground Renovation Project on the contingency that the landscape be revised for Phase 2: Commissioner Smith

Vote: Unanimously approved

3. Visitacion Valley Branch Library—Phase 3

Andy Maloney, Project Architect, DPW BOA, presented the clay tile roof and several samples of the stucco finish. He added that the finish would be a heavy dash.

Commissioner Smith asked about the color.

Mr. Maloney replied that the color is determined by how much of the aggregate is revealed.

Commissioner Bihan said he preferred the Russian River Red.

Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor to public comment.

Motion to approve Phase 3 of the Visitacion Valley Branch Library: Commissioner Bihan

Vote: Unanimously approved.

4. Anza Branch Library—Administrative Phase 3 Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor to public comment.

Motion to approve Phase 3 of the Anza Branch Library: Commissioner Bihan Vote: Unanimously approved.

5. Ortega Branch Library—Administrative Phase 3 Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor to public comment.

Motion to approve Phase 3 of the Ortega Branch Library: Commissioner Delaney Vote: Unanimously approved.

6. Merced Branch Library—Administrative Phase 3 Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor to public comment.

Motion to approve Phase 3 of the Merced Branch Library: Commissioner Delaney Vote: Unanimously approved.

7. Hayes Valley Playground—Administrative Phase 3 Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor to public comment.

Motion to approve Phase 3 of the Hayes Valley Playground: Commissioner Bihan Vote: Unanimously approved.

8. New Business

The Commissioners discussed the upcoming design charrette scheduled for August 14, 2009.

9. Adjournment: 4:35 p.m.

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August 14, 2009 Special Meeting

Special Meeting

CIVIC DESIGN REVIEW COMMITTEE

Monday, August 14, 2009

10:00 a.m.

30 Van Ness Avenue, 4th Floor

Agenda

1. Roll Call
2. Discussion of preliminary designs for upcoming PUC projects
Discussion

3. Public Comment
Discussion

4. Adjournment
Action

5. Adjournment
vnm 7/31/2009

Notices/

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Special Meeting CIVIC DESIGN REVIEW COMMITTEE Friday, August 14, 2009

Notice of Cancellation

The posted meeting of the Civic Design Review Committee for August 14, 2009, has been cancelled.

vmk 7/31/2009
updated 8/10/09, 8/10/09

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CIVIC DESIGN REVIEW COMMITTEE

Monday, August 17, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

MEETING CANCELLED

vmk 8/5/2009

Notices/

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San Francisco Arts Commission

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September 21, 2009

CIVIC DESIGN REVIEW COMMITTEE

Monday, September 21, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. San Joaquin Pipeline System

Phase 3

(Phase 1 approved March 16, 2009, Phase 2 approved at the Full Commission Meeting April 6, 2009)

Stanley So, Architect, DPW BOA

2. Golden Gate Branch Library

Phase 3

(Phase 1 approved December 15, 2008, Phase 2 approved May 11, 2009)

Lena Chen, Program Manager, Branch Library Improvement Project

Bobbie Fisch, Principal, Tom Eliot Fisch

Paulett Taggart, Principal, Paulett Taggart Architects

3. Junipero Serra Historic Bell Installation

Phase 1, 2 and 3

Gary Hoy, City Architect, DPW BOA

4. Harvey Milk Plaza Improvements

Phase 1 and 2

Andrea Aiello, Executive Director, Castro Central Business District

5. Park Merced Median Signage

Phase 1 and 2

6. Chinese Recreation Center

Landscape presentation

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(Phase 1 approved October 20, 2008, Phase 2 reviewed May 18, 2009, Phase 2 approved with contingencies June 15, 2009)

Mary Hobson, Project Director, Recreation and Park Department

John F. Thomas, Landscape Architect, DPW BOE

Michael Pierron, Architect, DPW BOA

7. Cayuga Playground and Clubhouse Improvements

Phase 1

Marvin Yee, Project Manager, Recreation and Park Department

Lizzy Hirsch, Landscape Architect, Department of Public Works

Richard Gee, Architect, DPW BOA

8. Sunset Playground Renovation Project

Phase 2

(Phase 1 reviewed June 15, 2009, Phase 1 approved July 20, 2009)

Paul Travis, Architect, DPW BOA

Douglas Ullman, Architect, DPW BOA

John Thomas, Landscape Architect, DPW BOA

9. New Business

10. Adjournment

vmk 7/15/2009

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Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102-4689; by phone at 415-554 7724; by fax at 415-554 7854; or by email at sotf@sfgov.org

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CIVIC DESIGN REVIEW COMMITTEE

Monday, September 21, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners Present: Cass Calder Smith, Leo Chow, Topher Delaney, Astrid Haryati

Staff Present: Jill Manton, Vicky Knoop

Call To Order: 3:05 p.m.

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1. San Joaquin Pipeline System - Phase 3

Stanley So, Architect, DFW BOA, introduced Project Manager, Tracy Cael and Project Engineer, Tedman Lee. He explained that the changes to the vault design included leveling the berm across the vault and aligning the guard rails to the vertical lines in the concrete as requested in Phase 2 review.

Motion to approve Phase 3 of the San Joaquin Pipeline System: Commissioner Delaney.

Vote: Unanimously approved.

2. Golden Gate Branch Library - Phase 3

Todd Afflerbaugh, Paulett Taggart Architects, explained that the changes to the Phase 3 design have focused on the landscape of the trees and the planters. The proposal for replacing ten trees along Green Street and Octavia was rejected by the Bureau of Urban Forestry for seven of the ten trees. The new locations of trees aim to feature the entry and open up views to the historic building. The trees selected are red maples along the street and a gingko to be placed in a planter on the corner.

The Commissioners supported removing the trees and replacing them with red maples, to allow visibility of the historic building and due to the age and health of the existing trees.

The Committee agreed to write a letter of support.

Commissioner Haryati asked about rainwater harvesting on site.

Mr. Afflerbaugh responded that it had not been looked into.

Motion to approve Phase 3 of the Golden Gate Branch Library Renovation: Commissioner Chow.

Vote: Unanimously approved.

3. Junipero Serra Historic Bell Installation - Phase 1, 2 and 3

Gary Hoy, City Architect, DFW BOA, presented for CalTrans and the Daughters of the Golden West. He explained that the project is marking El Camino Real with replicas of the bells originally erected in 1906. He presented historic site photographs of the bell in downtown San Francisco and explained that it was removed at one point and not replaced. He added that they hope to install the replacement bell as close to its original location as possible.

Commissioner Haryati asked about the exact location of the bell.

Mr. Hoy responded that due to the utility lines and other infrastructure immediately below the sidewalk, the location will largely be determined by an available place for its foundation.

Ms. Manton asked if the bell is historic or replica.

Mr. Hoy responded that the bell is original.

Commissioner Delaney requested that the website be on the signage to lead people to more information about the project.

Commissioner Haryati commented that the bell's location should be coordinated with the upcoming renovations of Market Street.

Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor.

Motion to approve Phases 1, 2 and 3 of the Junipero Serra Historic Bell Installation contingent upon staff review of signage:

Commissioner Delaney.

Vote: Unanimously approved.

4. Harvey Milk Plaza Improvements - Phase 1 and 2

Andrea Aiello, Castro Central Business District, presented site photographs and explained that Harvey Milk Plaza will have benches that will mimic the snake like structure of the retaining wall. The landscape will also be renovated in the planting areas of the plaza both near the Castro flag and the stairs down to the Muni station.

Ms. Aiello explained that the Castro Central Business District has challenge grant funds that must be used before the end of the fiscal year. The grant is for \$58,000 plus an additional \$35,000 for the custom bench. The goal of the project is to make the Castro station a more active community space.

Commissioner Delaney asked about maintenance of the landscape.

Ms. Aiello replied that DFW will maintain the landscape.

Commissioner Delaney commented that she would like to know about the surface and materials of the bench as well as more details on the type of

lighting that will be added to the area.

Ms. Manton asked if there are standards for the type of light used in different areas of the city.

Commissioner Haryati replied that there currently are not.

Commissioner Delaney commented that the plant palette should be rethought to be maintenance free. She noted that the current grass selected must be cut back each year and that the bamboo frays in the wind. Also, the globe thistle requires very specific maintenance. She requested the project return with more appropriate plant choices for the site.

Commissioner Haryati agreed that the plant choices are very important for scale, texture, and durability. She added that the plants are tall and in raised planters but should be more human scale, and rainwater harvesting should be looked into for irrigation of the site.

Ms. Aiello replied that there is existing drip irrigation.

Commissioner Delaney commented that the current irrigation will only be effective if plants with the same water needs are placed in the same locations as the current planting.

Ms. Manton suggested the Landscape Architect attend the next meeting.

Commissioner Chow suggested using a more unique bench or sculptural piece in the plaza to add desirability to the site. He suggested hiring an artist to do the benches adding that it is often a similar cost.

Ms. Manton offered a list of appropriate artists for the project team to look in to.

Commissioner Smith commented that this type of project would have been good for an open competition.

The Committee requested that the project return in October with more appropriate plant choices, options for the bench, and an investigation into rainwater harvesting on site.

5. Chinese Recreation Center - Landscape Presentation

Mary Hobson, Project Director, Recreation and Park Department explained that the Chinese Recreation Center has returned to present a revised landscape plan per the Committee's recommendation. She introduced John Thomas, Landscape Architect, DPW BOA and Michael Pierron, Architect, DPW BOA.

Mr. Thomas presented the revised site plan for the project. The landscape concept is to view outdoor settings as multigenerational places and encourage use by adults and children. He explained that this project had an opportunity to coordinate with existing facilities in Chinatown to create a space that does not replicate other recreational areas in the community. Some of the existing trees will remain, and additional trees will be added to the landscape design to create a grove effect. He added that the fall zones from the play equipment limit the placement of raised planters. The plant palette has been reviewed with the maintenance staff and they are comfortable maintaining the proposed plants. He added that alterations to the ground plane include accenting the diagonals with circles and lines.

Commissioner Chow asked about the planting around the base of the trees.

Mr. Thomas replied that it will be star jasmine and ficus.

Commissioner Delaney commented that the surface material will fade, and colors should be selected with that in mind. She asked about curving the corners of the park walls.

Mr. Thomas replied that there will be a two inch radius but they wanted to keep a clean modern aesthetic.

Commissioner Delaney asked about using plants that have an educational component.

Mr. Thomas responded that he agrees that educational planting should be more emphasized, but that this site may not be the right place for it.

Commissioner Haryati suggested incorporation of something that speaks to the daily life of people using the space.

Commissioner Smith summarized that the landscape had improved and the contingency from the previous meeting is now met. He said the design team should use the comments from this meeting and looks forward to seeing the design in Phase 3.

6. Cayuga Playground and Clubhouse Improvements - Phase 1

Marvin Yee, Project Manager, Recreation and Park Department, introduced Landscape Architect Lizzy Hirsch, Architect Richard Gee, Barbara Fugate and Josie Porter of the Cayuga Improvement Association.

He explained that the project originally intended to upgrade and improve existing resources, but the cost of renovation was greater than a new building. The project will construct a new clubhouse, playground and courts. He added that there is community support for the architecture of the new clubhouse.

Ms. Hirsch explained that the site is three acres and sits between Highway 280 and Alemany Boulevard and at the end of Cayuga Street. She presented site photographs and explained that the major features of the park are the sculptures by Demetrio Braceross, a retired Department of Recreation and Parks gardener at Cayuga Park. The current plan will remove the sculptures before construction begins and preserve some of the artwork. She explained that Mr. Braceross worked at the location for over 25 years and created 387 wood sculptures. He retired in 2008. Originally none of the work was painted, but he began to paint in the past few years in an attempt to preserve the wood.

Ms. Hirsch explained that there is an underground creek is on the site, which causes many draining problem to the field area. Current plans will surface the creek and let the water flow through the design and reveal it at collections points as it runs off the site. The current site plan will take over the end of Cayuga street with a pedestrian Boulevard and integrate the various spaces of the park. The basketball court will be moved to the edge nearest to Bart and the children's playground will be placed in the center.

Mr. Gee explained that the building is part of the whole space of yards, fields and gardens and functions as the lobby to the other areas. The multipurpose room is the key space in the building and the other rooms support this space. This is signaled on the exterior with a sloped green roof. The tower element punctuates the end of the street and a parapet around the roof will conceal equipment over the kitchen. The rainwater is reused from the roof for the plants on the ground plane. The design philosophy is to create a building that is a canvas for the landscaping.

Commissioner Smith asked if the design team met with the sculptor about the park renovation.

Ms. Hirsch responded that they had, and the artist did not have strong opinion on where his art is located.

Commissioner Smith commented that the building should respond to the site. The sculptures are ephemeral, weird, and magical, and the building should respond to those qualities. He added that they should have come in much earlier in the design process.

Commissioner Delaney agreed that the park should honor Mr. Braceross. She asked about the surrounding community.

Ms. Fugate responded that the neighborhood began to turn around when Mr. Braceross began taking care of the park.

Commissioner Delaney commented that a playing field may not be well suited to this park because of the drainage issues.

Ms. Hirsch commented that she has the same concerns with the ball field and plans to surface and direct the water on the site.

Ms. Manton commented that the Arts Commission is not taking the sculptures into the collection but helping but to catalog the work.

Commissioner Chow commented that he appreciated the thorough presentation, but there should be less separation of the park and the urban space.

Commissioner Delaney commented Mr. Bracerros should be consulted for the design of the playground if possible.

Commissioner Smith commented that he would like to see a transition from residential neighborhood to magical space. He requested that the design team return with a more conceptual strategy.

Commissioner Delaney suggested the project be opened up to public competition.

Commissioner Smith commented that the floor plan is rational and makes sense, but the site strategy and building design need to work together. He said he would like to see alternative options that express how different design directions have been explored. He added that the big ideas of the site design should be clarified and questioned the use of the green roof.

Commissioner Chow said that it's a nice design, but it isn't appropriate for the site.

Commissioner Delaney agreed that it was well thought out and the interior works well, but the exterior design needs more thought.

Mr. Gee responded that they have seven different building designs. He added that the community pushed for the green roof.

Commissioner Haryati added that the site needs to be created with an eye to the buffer zones. She added that if the corner is acting as a gateway, it should be more inviting and say something about the site.

Commissioner Chow requested that the design team better explain the integration of the landscape and the building.

The Commissioners agreed that this is a complex site and the macro zoning is okay, but could be improved. They requested that the design team return with design concepts and alternative designs that have been explored.

7. Sunset Playground Renovation Project - Phase 2

Dan Mauer, Project Manager, Department of Recreation and Parks, introduced the project team including Paul Travis, Architect, DPW BOA, Douglas Ullman, Architect, DPW BOA, and John Thomas, Landscape Architect, DPW BOA.

Mr. Travis explained that the existing mural has been approved for removal from the site and the restroom area has changed since the last review.

Mr. Ullman presented the color scheme and materials selection. He explained that there will be a cool roof with neutral grey green shingles. The glass glazing in the clubhouse will be a new curtain wall with copper flashing and the gym will be painted stucco. The changes to the design of the swimming include a darker color and increasing the size of the columns and decreasing the size of the canopy. The connector between the two buildings has been minimized to maintain the aesthetic of two separate buildings.

Mr. Thomas gave a brief overview of the landscape and site plan. He explained that there will be improved walkways to and from the ball fields. The area north of the gym will be developed into a rain garden in which water runoff from the gymnasium will be used for irrigation. He explained that the ground plane design will build off of the orthogonal shape of the building. There will also be additional planting.

Commissioner Smith opened the floor to Public Comment. Seeing none, he closed the floor.

Commissioner Haryati asked about the water flow from the rain garden area and where it will be directed.

Mr. Thomas responded that they are looking into using the water to irrigate the fields on site.

Commissioner Smith commented that the roofing should use a flatter shingle.

Commissioner Delaney commented that there is an envelope of concrete around the building that should be reduced.

Commissioner Smith left the meeting at 6:26.

Commissioner Delaney suggested looking into using decomposed granite as an alternative to concrete. She suggested that ADA guidelines should be looked into to allow for accessible and permeable materials to be used.

Commissioner Chow suggested marking the entrances with trees and making Lawton Street the promoted frontage. He also suggested enhancing the contrast of the colors used on the entry.

Mr. Ullman presented an alternative color scheme to which Commissioner Smith commented that the polycarbonate could be lighter. He added that the glass should be as light as possible without causing problems for the light in the interior of the gymnasium and the trim colors should be dark.

Motion to approve Phase 2 of the Sunset Playground renovation project with the condition to maximize water capture onsite, research alternatives to paved surfaces, evaluate the street planting, and consider adding contrast to the color palette of the entry.

Vote: Unanimously approved.

8. New Business

There was no new business.

9. Adjournment: 6:35 p.m.



San Francisco Arts Commission

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October 19, 2009

CIVIC DESIGN REVIEW COMMITTEE

Monday, October 19, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. Bayview Branch Library

Phase 3

(Phase 1 reviewed 11/17/08, Phase 1 and 2 approved 5/18/09)
Lena Chen, Program Director, Branch Library Improvement Project
Kacey Jurgens, Project Architect, THA Architecture

2. Park Merced Boulevard Monument Sign

Phase 1 and 2

Adam Mayer, Park Merced Investors Properties
Bert Polacci, Park Merced Investors Properties
Geoff di Girolamo, Surfacedesign, Inc.

3. Mission Pool

Phase 1

Meghan Tiernan, Project Manager, Recreation and Park Department
Andrew Maloney, Architect, DPW BOA
John Thomas, Landscape Architect, DPW BOE

4. Groundwater Supply Well Stations: Lake Merced

Phase 1

Paul De Freitas, Architect, DPW BOA
Martha Ketterer, Landscape Architect, DPW BOE

5. Groundwater Supply Well Stations: West Sunset Playground

Phase 1

Paul De Freitas, Architect, DPW BOA
Martha Ketterer, Landscape Architect, DPW BOE

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6. Groundwater Supply Well Stations: South Sunset Playground

Phase 1

Paul De Freitas, Architect, DPW BOA

Martha Ketterer, Landscape Architect, DPW BOE

7. Cayuga Playground

Phase 1

(Phase 1 reviewed 9/21/09)

Marvin Yee, Project Manager, Recreation and Park Department

Lizzy Hirsch, Landscape Architect, DPW BOE

Richard Gee, Architect, DPW BOA

8. Parkside Branch Library

Administrative Phase 3

(Phase 1 approved 12/7/07, Phase 2 reviewed 4/21/08, Phase 2 approved 8/18/08)

9. Review of Civic Design Guidelines

Discussion

10. New Business**11. Adjournment**

vrmk 8/14/2009

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CIVIC DESIGN REVIEW COMMITTEE

Monday, October 19, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Cass Calder Smith, Leo Chow, Astrid Haryati, Topher Delaney

Staff present: Luis Cancel, Jill Manton, Vicky Knoop

Call to order: 3:10

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1. Bayview Branch Library – Phase 3

Mindy Linetzky, Branch Library Improvement Project, explained that this is part of the bond project to renovate the branch libraries. She introduced Project Architect Kacey Jurgens, THA Architecture.

Ms. Jurgens presented images of the existing library and explained that the building will be replaced and a new lot will be purchased to expand the existing site. The design has been modified from previous review to respond to the Commissioner's comments. The workroom door could not be moved as requested, but it may become a sliding door to minimize the visual impact. The canopy has been integrated into the design of the main entry which has also been pushed back a few feet. She presented a materials board and an example of graffiti removed from the tile.

Norbert Holter, Design Associate, Suzman & Cole Design Associates presented the landscape plan and explained that there are currently two existing elms that will be replaced.

Ms. Jurgens explained that the Japanese maple is still the number one choice for the courtyard because of its shape and because it will reflect the changing seasons.

Mr. Holter said that the second choice tree is the date palm. He explained that the third option is black bamboo which would have an iconic modernist courtyard feel. In this option, the planting area is smaller.

Commissioner Haryati joined the meeting at 3:23

Commissioner Delaney commented that there may be too many plants for the size of the courtyard. She added that the Japanese Maple will need to be pruned each year.

Mr. Holter agreed that the trees would need annual attention.

Ms. Jurgens explained that they are working to create a sandblasted design into the pavers of the courtyard.

She also responded to the Commissioner's concerns about the green roof. She said they have reduced the green roof to a small area and there is a two year maintenance agreement to establish the roof. She added that this will keep the important educational aspect around sustainability.

Commissioners Smith and Chow agreed that the architecture looks good.

Commissioner Delaney responded that the spacing of the maples is too close together, and the number of trees should be reduced from three to one.

Commissioner Haryati agreed.

Commissioner Smith responded that the plant choice for the courtyard should be made with the client thinking about maintenance.

Motion to approve Phase 3 of the Bayview Branch Library: Commissioner Chow.

Vote: Unanimously approved.

2. Park Merced Boulevard Monument Sign - Phase 1 and 2

Commissioner Chow recused himself from this item for a potential conflict of interest.

Geoff di Girolamo, Surfacedesign, Inc presented the siting of the monument sign for Park Merced and presented site photographs. He explained that the site is very small but there will be planting around the sign that will be irrigated. He presented the design and other existing signage.

Commissioner Delaney commented that the rendering shown has plants from different seasons and the actual planting would never look like the rendering.

Mr. Di Girolamo explained that the grasses will go dormant in the winter.

Commissioner Smith asked about the proportions of the sign compared to the other signs of this type.

Mr. Di Girolamo said that the sight lines made it necessary for the posts to be lower on this sign.

Motion to approve Phase 1 and 2 of the Park Merced Boulevard Monument Sign: Commissioner Delaney

Vote: Unanimously approved.

Commissioner Chow rejoined the meeting.

3. Mission Pool and Playground - Phase 1

Meghan Tierman, Project Manager, Recreation and Park Department explained that the project is currently on an aggressive schedule for completion. There have been three outreach meetings for the project and the current plan has community support. She explained that the mural will remain intact on the building and untouched. The dense tree planting will be opened up to make the park more inviting from the 19th Street entry and the play area will be renovated. The new design also improves seating and planting including enhancing the Valencia Street entry to the park.

Ms. Manton explained that the project has voluntary art enrichment funds for the design of several fence panels to be installed along Valencia and

19th Streets.

Ms. Tiernan explained that the music room, which had been converted from other uses, will be formalized in the new design with soundproofing and equipment. The restrooms will be relocated to be more accessible from the outside and the director's office will have better views for surveying the park. A major feature of the renovation will be new glazing to increase the natural light in the space.

Ms. Manton questioned why Art Enrichment is considered voluntary on the project when the scope seems to indicate it would be a mandatory 2% for Public Art per the Public Art Ordinance.

Commissioner Delaney asked how much the 2% Art Enrichment allocation would be.

Ms. Tiernan responded that it would be \$98,000.

Commissioner Haryati commented that staff should look into the ordinance, but the amount of Art Enrichment should not be discussed at the Civic Design meeting.

Commissioner Smith asked that staff verify the amount and interpretation of the ordinance for Phase 2 review.

Motion to approve Phase 1 of the Mission Pool and Playground: Commissioner Delaney.

Vote: Unanimously approved.

4. Groundwater Supply Well Stations: Lake Merced - Phase 1

Jeff Gilman, Project Manager, SFPUC explained that the project team would be presenting agenda items four, five and six, the three Groundwater Supply Well Station prototypes, together.

Mr. Gilman explained that there will be a total of six well stations within San Francisco that are part of the current proposal. The project is currently in design phase and will soon initiate the EIR process which will take two years to complete. The remaining well stations will come to the Committee in spring of 2010. He introduced Paul De Freitas, Architect, DPW BOA and Martha Ketterer, Landscape Architect, DPW BOE.

Mr. DeFreitas gave a brief background on the project and explained that the current water supply for San Francisco comes from outside of the city. This project will use local well water to supplement our existing water. He said that the design idea reflects the process of drawing water from the ground, and the building references a cut, extract and elevated piece of the ground.

He presented the Lake Merced structure and explained that it will only be visible from the jogging path around the lake. The building is in an L shape with two sections distinguished by the material. Once section will be made with board formed concrete and the other with zinc.

Ms. Ketterer explained that the buildings are emerging, bringing water forth from the ground. The buildings themselves have a concrete board finish which is from the earth and the gray metal is an expression of the machinery and technical aspects of the extraction. She explained that the edge of the building would have a planting of beach strawberry.

Mr. DeFreitas said that the overboarding process will send a small amount of water to elements of the design. For Lake Merced, the visual expression of this process is the reflecting pool on the roof. There is also a large water tank on site that can not be screened for security reasons but it will be painted to match the zinc wall.

Ms. Ketter explained that the West Sunset facility will have a green roof to continue the notion of cut and elevated earth. The storm water runoff will go into a recharge chamber that will be placed under the parking lot.

She explained that the South Sunset site is on 40th Avenue and Wawona located on the site of a baseball field. There is an existing retaining wall and a slope of the site will be terraced.

Mr. DeFreitas explained that this building did not have the zinc structure like the South Sunset and Lake Merced locations due to constraints of the location and use of the site. In this design, the overboarding is expressed in the planting of cattails. The limitations of height, sightlines, and security make it necessary to put a wire scrim around the roof of the building.

Commissioner Smith opened the floor to public comment, seeing none, he closed the floor.

Commissioner Haryati said that she appreciated the simplicity of the building. She also added that the fence should not be chain link.

Commissioner Smith asked about the landscaping and the overboarding at the Lake Merced location.

Paul responded that the Lake Merced site has some unique constraints because of its proximity to the lake. The overboarding happens a few times each day and the reflecting pool will be refilled and flushed each time. The pool will be created from preformed stainless steel.

Ms. Manton responded that the overlook would be a good place for art enrichment.

Commissioner Delaney commented that the signage would need to explain that the roof is intentionally filled with water.

Commissioner Haryati asked about access to the site.

Mr. DeFreitas responded that it is not accessible.

Commissioner Smith commented that the board form on the concrete may need to be vertical or parallel with the roof.

Commissioner Chow asked about the coping material.

Mr. DeFreitas responded that it is stainless steel, but the reflecting pool will need to be dark.

Commissioner Chow said the coping should all be dark. He added that the next step in the design is the detailing. The wall sconce lights look tacked on and all the details should be thought through in terms of artistry. He asked about lighting alternatives.

Mr. DeFreitas responded that the LED strip would illuminate the door and PUC security would not allow pole lighting or uplighting.

Commissioner Chow commented that the concrete apron around the building should be resolved in another way.

Commissioner Delaney commented that there needs to be a maintenance plan for the sites with green roofs. She added that there is a lot of focus on the roof and not on the ground.

Commissioner Smith commented that the West Sunset location could benefit the most from Art Enrichment.

Commissioner Chow added that the zinc portals at South Sunset are looking a bit decorative and should be looked into for Phase 2.

Motion to approve Phase 1 of the Lake Merced Ground Well Station: Commissioner Chow

Vote: Unanimously approved.

5. Groundwater Supply Well Stations: South Sunset - Phase 1

Commissioner Smith opened the floor to public comment, seeing none, he closed the floor.

Motion to approve Phase 1 of the West Sunset Ground Well Station: Commissioner Chow

Vote: Unanimously approved.

6. Groundwater Supply Well Stations: West Sunset - Phase 1

Commissioner Smith opened the floor to public comment, seeing none, he closed the floor.

Motion to approve Phase 1 of the West Sunset Ground Well Station: Commissioner Chow
Vote: Unanimously approved.

7. Cayuga Playground - Phase 1

Marvin Yee, Project Manager, Recreation and Park Department, explained that the revised design uses natural materials and colors in an effort to be more compatible with the landscape and the existing artwork per the Commissioner's comments previously. The comments from the last meeting focused on creating design alternatives to clarify the big ideas, respond to the characteristics of the site, and integrate the landscape and the building.

Mr. Yee explained that the former park gardener, Demetrio Bracerros, who created the park and sculptures within it, wasn't available for consultation on the architecture of the building. The design team looked to his philosophy and style to try to determine how he would approach the project. They concluded that he would emphasize the landscape, create a building that would lead people into the park, sculpt components of the building and/or celebrate light.

Mr. Yee introduced Lizzy Hirsch, Landscape Architect, DPW/BOE, and Richard Gee, Project Architect, DPW/BOA.

Ms. Hirsch presented the landscape design to the site. The design goal is to embrace the spirit of the place, integrate art, culture and nature into the park. She added that they would like to honor Mr. Bracerros' work while making improvements to the site. There is a possibility of creating a reservoir site under the field to improve the drainage and possibly provide water features. One goal of the revised design is to improve the transition from active zone to natural zone. The entry gates are the art enrichment allocation for the project and draw from Mr. Bracerros's aesthetic.

Mr. Gee explained that the building will keep the same floor plan and sections as the previously presented design. He presented several different options for the façade. The design goal is to build a frame to allow light into the building and to create connection to the courtyard and entry space.

Commissioner Smith opened the floor to public comment, seeing none, he closed the floor.

Commissioner Haryati asked about using Mr. Bracerros' artwork around the building.

Mr. Gee replied that they plan to use his artwork in the landscape so it is visible from the interior.

Commissioner Smith commented that they should go further with making the building disappear into the landscape. He suggested adding a little color and making some of the massing thinner.

Commissioner Chow suggesting thinking of R.M. Schindler houses that are simple gestures with discoveries about little places. He suggested using natural materials that will age gracefully and patina.

Commissioner Haryati and Delaney expressed concern for the artwork that is built into the landscape and maintenance of the work.

Commissioner Delaney suggested moving some of the work indoors for longevity.

Mr. Yee responded that they are planning on displaying some of the work inside of the Clubhouse.

Barbara Fugate commented that they will lose a third of the artwork due to the renovation.

Commissioner Smith suggested making the work inside of the clubhouse visible from the outside. He said they should think both architecturally and curatorial together. He commented that the design team should have a workshop before the Phase 2 presentation.

Motion to approve Phase 1 of the Cayuga Playground with the contingency of having a design workshop prior to Phase 2 review:
Commissioner Haryati
Vote: Unanimously approved.

8. Parkside Branch Library - Administrative Phase 3

Commissioner Smith opened the floor to public comment, seeing none, he closed the floor.

Motion to approve Phase 3 of the Parkside Branch Library: Commissioner Chow
Vote: Unanimously approved.

9. New Business: There was no new business.

10. Adjournment: 5:55 p.m.



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CIVIC DESIGN REVIEW COMMITTEE

Monday, November 16, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. **North Beach Branch Library**
Phase 2
(Phase 1 approved 3/16/09)
Lena Ch'en, Branch Library Improvement Project
Marsha Maytum, Leddy Maytum Stacy Architects
2. **Mission Pool and Playground Renovation**
Phase 2
(Phase 1 approved 10/19/09)
Meghan Tiernan, Project Manager, Recreation and Park Department
Andrew Maloney, Architect, DFW BOA
John Thomas, Landscape Architect, DFW BOE
3. **Terminal 2/Boarding Area D Renovations**
Phase 2
(Phase 1 approved 10/20/08, Phase 2 reviewed 5/11/09)
Terence Young, Architect, Gensler
Ray Quesada, Project Manager, Bureau of Design and Construction, SFO
4. **Crystal Springs/San Andreas Transmission System Upgrade**
Phase 2
(Phase 1 approved 5/11/09)
Tasso Mavroudis, Project Director, PUC
Mike Pierron, Architect, DFW BOA
5. **Crystal Springs Pump Station and Control Building**
Phase 1 and 2
Tasso Mavroudis, Project Director, PUC
Mike Pierron, Architect, DFW BOA
6. **Harvey Milk Plaza Improvements**
Phase 1 and 2
(Phase 1 reviewed 9/21/09)
Andrea Aiello, Executive Director, Castro Upper Market Community Benefit District
Scott Cataffa, CMG Landscape Architecture
7. **Harry Tracy Water Treatment Plan**
Phase 1
Daniel Wright, Architect, Kennedy/Jenks Consultants, Engineers and Architects
8. **New Business**

9. Adjournment

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CIVIC DESIGN REVIEW COMMITTEE

Monday, November 16, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

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Commissioners present: Leo Chow, Astrid Haryati, Topher Delaney

Staff present: Luis Cancel, Jill Manton, Vicky Knoop

Call to order: 3:10

1. North Beach Branch Library - Phase 2

Marsha Maytum, Leddy Maytum Stacy Architects presented the updated scope of work and master plan for the project.

Mr. Cancel asked about the designation of the library as a historic landmark.

Ms. Maytum responded that yes, the Historic Preservation Commission is looking to designate the existing library as a historic landmark.

Commissioner Delaney asked how this would affect the library plans and construction.

Ms. Maytum responded that there is currently a draft EIR with alternatives for the historic designation.

Commissioner Delaney commented that the committee is in complete support of the master plan with a new library and Mason street closure.

Mr. Cancel agreed that yes, the master plan has the complete support of the Arts Commission.

Commissioner Chow asked if any of the alternatives in the EIR would be to not build a new library.

Ms. Maytum explained that there was an exploration of options for upgrading the existing library to fit the programming, seismic, and accessibility needs. She added that the EIR process is happening parallel with the design process.

Ms. Maytum presented two configurations of the design one with Mason Street closed and the other with the street narrowed. The test closure of Mason Street through the summer was very successful and the landscape is still being developed for the closed street. She presented the floor plan for the library and said that the community space will be accessible after hours. The twelve foot wide bay window has been reinterpreted for the scale and proportion of the neighborhood. She added that there will be solar panels on the roof and the project aims for a LEED Silver rating.

Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor.

Commissioner Haryati asked about storm water management.

Ms. Maytum replied that the topography will remain the same and they have done studies to see if there could be better use rainwater runoff, but the area is limited.

Commissioner Chow asked what had changed about the design since Phase 1.

Ms. Maytum explained that it is still intended to be a tile building but they are looking at a series of options for the exterior including Heath tile, porcelain or stucco. She presented the materials and explained that they are using a painted metal storefront system for the windows.

Commissioner Delaney commented that it was going into a good direction.

Ms. Manton asked about existing artwork.

Ms. Maytum requested assistance with identifying any existing artwork.

Motion to approve Phase 2 of the North Beach Branch Library with the condition that the Civic Art Collection staff verify that there is no artwork affected by the construction: Commissioner Delaney

Vote: Unanimously approved

2. Mission Pool and Playground Renovation - Phase 2

Commissioner Smith struck this item from the agenda at the request of the project team.

3. Terminal 2/Boarding Area D Renovations - Phase 2

Ray Quesada, Project Manager, Bureau of Design and Construction, SFO, explained that the project team has addressed the concerns of the Commissioners. He said that this is a design build project and introduced Terence Young, Architect, Gensler.

Mr. Young presented the new additions to the design which include pedestrian cover for waiting areas and the bus waiting area has been moved.

Mr. Cancel commented that there was a major sculpture in this terminal.

Mr. Quesada replied that they are working with Arts Commission staff for the conservation and placement of existing art and the commissioning of new works.

Mr. Young presented site photographs and materials samples. He said that the jewel of the airport is the international terminal, but the next step is the new domestic terminal. The changes to the terminal will emphasize transparency, lightness, sustainability and art. The design concept is to have simple glass planes sliding together with Nori Sato's artwork. The fins have been removed from her artwork per Commissioner comments. The accent color has been changed to a warm grey with silver.

Commissioner Chow asked about the canopy under the bridge.

Mr. Quesada explained that the pedestrian crosswalk will be covered by the pedestrian bridge.

Mr. Young explained that the alside of the terminal will be branded with the words San Francisco.

Commissioner Haryati asked about the rainwater catchment system.

Mr. Quesada explained that the reclaimed water is currently planned to be reused for landscape and restrooms.

Mr. Cancel left the meeting at 4:25.

Commissioner Delaney commented that the lighting could be more expressive.

Commissioner Chow said that he still has concern about how the pieces fit together as discussed at the last meeting. He noted that the canopy still seemed tacked on.

Mr. Quesada responded that the existing structure limits what can be done with the design.

Mr. Young said that the best solution was to not make the building more complicated.

Commissioner Chow said that while this is a renovation to an existing building, it shouldn't feel that way. He added that the three parts are tacked onto each other. A formal resolution to the pieces needs to be created. He suggested having a work session to resolve the corner.

Commissioner Delaney requested that the signage be in multiple languages.

Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor to public comment.

Motion to approve Phase 2 of Terminal 2/Boarding Area D Renovations contingent upon presenting an alternate solution for the corner of the building and the canopy: Commissioner Chow

Vote: Unanimously approved.

4. Crystal Springs Pump Station - Phase 2

4. Crystal Springs Utility Control Building - Phase 1 and 2

Tasso Mavroudis, PUC Project Manager, explained that the Crystal Springs Pump Station and the Utility Control Building would be presented together. He said that the pump station concept was approved for Phase 1, but the Utility Control Building is being presented for the first time. He introduced Mike Pierron, Architect, DPW BOA and Koa Pickering, Landscape Architect, DPW BOE.

Mr. Pierron explained the changes to the pump station design noting that the skylights have been removed from the top of the building. One of the goals is to provide light into the pump station. The façade will be stucco panel with a concrete base.

Ms. Manton commented that there is a current plan for public artwork near a walking trail on the site.

Mr. Pickering explained that the EIR is currently in process for the project and the plant selection is focused on restoration and reestablishment of the project site. He noted that they will not be able to plant any replacement trees within the fence line, but have an alternate location to offset the loss. He explained that the hydroseed palette has been specifically selected for the site.

Commissioner Haryati asked about access to the site.

Mr. Pickering responded that there is no physical access to the site, but it is visible.

Mr. Pierron presented the new control building and explained that there are two concrete walls and two zinc walls in a curved modern design.

Commissioner Delaney asked about graffiti.

Mr. Mavroudis responded that it will be fenced and graffiti proofed.

Commissioner Delaney commented that she would like to see more trees.

Mr. Mavroudis responded that the security issues and underground pipes prevent planting trees around the buildings.

Mr. Pickering added that there will be another ten acres of trees replanted by the PUC to offset trees lost in construction of new projects.

Commissioner Haryati asked about the parking lot and requested that it be considered from a stormwater management point of view.

Commissioner Chow commented that the fencing seems arbitrary in the landscape.

Mr. Mavroudis responded that the fencing already exists but a new gate will be added in addition to fence upgrades pursuant to SFPUC security requirements. The current fencing scheme was approved by SFPUC security and is included in the EIR.

Commissioner Chow commented that carrying the clear story across through the portal is important for the design. He added that he would like to see a single language developed for PUC buildings.

Commissioner Delaney commented that the building should be rotated.

Commissioner Chow asked if it could be pushed further away from the fence.

Motion to approve Phase 2 of the Crystal Springs Pump Station with the condition that the clear story will be continued around the building: Commissioner Haryati.

Vote: Unanimously approved.

The Committee requested that the Crystal Springs Utility Control Building return with more accurate site plans.

6. Harvey Milk Plaza Improvements - Phase 1 and 2

Andrea Aiello, Executive Director, Castro Upper Market Community Benefit District introduced Scott Cataffa, CMG Landscape Architecture, and explained that the project is responding to Commissioner comments from the September meeting. She explained that they spoke with five artists and received three proposals. The three proposals were considered but the original design was selected as most appropriate for the site.

Commissioner Delaney said that the proposals were not appropriate for the site, but the selected bench is also not appropriate.

Scott Cataffa, CMG Landscape Architecture, presented the new landscape design and explained that the new plants will be low to no maintenance. He added that it is a simple, colorful succulent palette that DPW and the Bureau of urban forestry have approved.

Commissioner Haryati and Commissioner Delaney commented favorably on the plant choices.

Commissioner Chow suggested that the bench be considered further.

Ms. Aiello responded that there would likely be no bench if the Committee did not approve the original design presented.

Commissioner Haryati asked if the project team needed assistance in selecting a designer for the bench.

Ms. Manton responded that the Arts Commission would need to charge the project for staff time.

Mr. Cataffa responded that the serpentine wall is what is most interesting in the space and the bench should be a simple detail to that form.

Commissioner Delaney commented that she would like to see the other options for the bench and would be able to assist the project in finding appropriate designers to work within the budget.

Motion to approve Phase 1 and 2 with the contingency of presenting alternative designs for the bench: Commissioner Smith
Vote: Unanimously approved.

7. Harry Tracy Water Treatment Plan - Phase 1

Daniel Wright, Architect, Kennedy/Jenks Consultants, Engineers and Architects explained that the plan is part of the Water System Improvement Program. There are three buildings that will replace existing structures and there is currently no design criteria from the PUC. He presented the site plan and explained that the existing tank will be abandoned in place. He explained that there is very little landscaping on the site, and no planned landscaping. All the trees that are removed will be replanted in another location. He explained that there are two architectural styles on the site, from the 1960's and 1940's. Above and below ground pipes and the tank will be built into the earth as much as possible.

Commissioner Chow asked about clearstories.

Mr. Wright responded that there are no windows in the design.

Commissioner Chow said that the building will rely on the clearstory for daylight. He commented that the design should be slightly updated with more modern interpretation of the materials. He advised that the design be modern with the same materials as the historic structures. He added that the columns need to be addressed or removed.

Commissioner Chow opened the floor to public comment. Seeing none, he closed the floor.

Commissioner Chow and Commissioner Haryati recommended that the project be approved at the next full commission meeting.

8. New Business: There was no new business.

9. Adjournment: 6:35 p.m.



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CIVIC DESIGN REVIEW COMMITTEE

Monday, December 21, 2009

3:00 p.m.

25 Van Ness Avenue, Suite 70

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January 11, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, January 11, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. Boeddeker Park and Clubhouse

Phase 1

Mary Muszynski, Project Manager, Trust for Public Land,

Brian Milman, WRNS Studio

2. Bayview Opera House

Phase 1 and 2

Judy Nemzoff, Program Director, SFAC

Rommel Taylor, Project Architect, DPW BOA

3. Chinese Recreation Center

Phase 3

(Phase 1 approved October 20, 2008, Phase 2 reviewed May 18, 2009, Phase 2 approved with contingencies June 15, 2009, contingencies removed 9/21/09)

Mary Hobson, Project Director, Recreation and Park Department

Fara Perez, Architectural Associate, DPW BOA

4. Mission Pool and Playground Renovation

Phase 2

(Phase 1 approved 10/19/09)

Meghan Tiernan, Project Manager, Recreation and Park Department

Andrew Maloney, Architect, DPW BOA

Edward Chin, Landscape Architect, DPW BOE

01-08-10P02:45 PCVD

5. Crystal Springs Control Building

Phase 1 and 2

(Phase 1 and 2 reviewed 11/16/09)

Tasso Mavroudis, Project Director, PUC

Paul De Freitas, Architect, DPW BOA

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6. Discussion of Civic Design Review Guidelines

7. New Business

8. Adjournment

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January 11, 2010

Civic Design Review Committee - January 11, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, January 11, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Leo Chow, Astrid Haryati, Cass Calder Smith

Staff present: Jill Manton, Vicky Knoop

Call to order: 3:10

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1. Boedekker Park and Clubhouse - Phase 1

Mary Muszynski, Project Manager, Trust for Public Land, introduced the project and explained that the current structure was built in 1985. She said that there have been issues with crime on the site and the community has been involved in designing a safer and more welcoming park. She introduced Brian Millman, Architect, WRNS studio.

Ms. Manton commented that there are two sculptures on site and a tile piece inside of the building created by children in the community.

Mr. Millman explained the site will have a lawn area, a stage and courts. The three neighborhood components that the project will address are green space, a focus on children and seniors, and adding to the unique architecture of the area. The northern space is currently very quiet and tranquil and the new design will maintain that. There are terraced activities with active courts and playgrounds. The goal is to bring the activities to the street and allow for the Northern section of the park to be more passive. The clubhouse has been moved to the corner of the park to create an entry into the northern garden. Mr. Millman presented a model of the clubhouse and playground. The location on Eddy Street creates an extension of the park to the street with a transition from park to urban space. The visibility through the building helps to make this transition and assist with security issues. The meeting room opens up to a porch to create a larger room during warmer months. The main material is glass with a painted metal roof. The underbelly of the roof is wood that will be visible through the glass walls and doors. The plan includes rainwater harvesting.

Commissioner Smith asked how long they have been working on the project.

Mr. Millman responded they have been working for five or six months.

Commissioner Haryati thanked the Trust for Public Land for improving the neighborhood with this park. She

asked about the security fences.

Ms. Musiynski replied that there will be a fence and the park will only be open when staff is on site.

Commissioner Smith asked about the maintenance of the lawn and how often it is used.

Ms. Musiynski said that the lawn is used almost every day.

Commissioner Smith commented that the building design could be pushed a bit more.

Commissioner Chow asked about traffic noise.

Ms. Musiynski responded that the SFMTA is working on traffic calming measure for Jones and Eddy. She also explained that the department of health suggested putting shorter term activities along the street edge.

Commissioner Chow commented that the play area should engage with the building. He also suggested using natural daylight as much as possible.

Commissioner Smith said that there needs to be a narrative that describes the landscape.

Commissioner Chow commented that they are relying on the roof as too much of the edge to the park.

Commissioner Haryati commented that the land should be sculpted a bit more.

Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor.

Motion to approve Phase 1 of the Boedekker Park and Clubhouse: Commissioner Chow

Vote: Unanimously approved.

2. Bayview Opera House Improvements - Phase 1 and 2

Judy Nemzoff, Program Director, San Francisco Arts Commission, explained that the Bayview Opera House is one of the Arts Commission's cultural centers. The goal of the improvement project is to create a grander, more useable and accessible entry to the building. She explained that the funding is coming from a Community Investment Grant and in the next few months the landscape will also be presented to the Civic Design Review Committee. She introduced Rommel Taylor, Project Architect/PM, DPW BOA.

Mr. Taylor explained that the building was constructed in 1880 as part of a larger structure that had a grand entrance on the corner. The main building was demolished in 1975 and the Opera house was renovated in the same year. He presented the existing building that is currently used by the community for meetings and arts education. In it's current use, the main entry is not accessible. The aim of the project on the exterior is to create a proper and formal front entry. The historic doors will be folded open during business hours and a secondary set of glass doors behind the originals will be used. The ramp and stair aim to not detract from the historic building. He added that the planting will be native species. He noted that the project had been presented to the Historic Preservation Commission and approved.

Commissioner Smith asked about the comments from Historic Preservation Committee.

Mr. Taylor responded that there were few comments from the Committee.

Commissioner Smith commented that the stair and ramp isn't distinct enough from the building. He said that it definitely should not mimic the building and suggested that the handrails be attached to balustrades. He added that it looks like a study on accessibility.

Commissioner Chow suggested that with the additional bulb out there is the chance to create an entrance to the building. He suggested wrapping the stairs and removing the small planting areas.

Commissioner Smith commented that it would be worth exploring a ramp only solution with a vista point at the top.

Commissioner Haryati commented that she would like to see the both landscape and architecture together.

Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor.

Commissioner Smith suggested a design workshop with Civic Design Commissioners and representation from Historic Preservation Committee.

Motion to approve Phase 1 of the Bayview Opera House Improvements with the condition of exploring options to minimizing railings, replace green spaces with gathering spaces, and explore a scheme with a prominent ramp and no stairs: Commissioner Smith

Vote: Unanimously approved.

3. Chinese Recreation Center - Phase 3

Mary Hobson, Project Director, Recreation and Park Department gave a brief history of the project and introduced Fara Perez, Architectural Associate, DPW BOA.

Ms. Perez explained that the revised design has addressed the previous comments from the commission. The window frames are now a light bronze, and the glass wall on the stairwell is no longer a randomized glass pattern as to not interfere with the artwork on the interior. She explained that the monolith will be covered with a yellow porcelain tile with a graffiti coating. The landscape has been modified to remove the magnolia tree to open the entry. She presented a materials board.

Commissioner Chow asked about the size of the tiles.

Ms. Perez presented a sample of the tile.

Commissioner Chow asked about the how they plan to turn the corner with the tile.

Ms. Perez said that it would be a butt joint and the edge of the tile would be exposed.

Commissioner Chow said that there should be one color for all the metal and it should all be dark. He added that a smaller, mosaic tile would be more successful than the large tile presented.

Commissioner Smith asked about the stucco finish and integral color.

Ms. Perez responded that it will be close to a float finish but she did not have a sample.

Commissioner Smith commented that the stucco needs to have mock-ups.

Motion to approve Phase 3 of the Chinese Recreation Center with the contingency that the project team present stucco finishes, select a smaller tile, and use one color for all metal elements:

Commissioner Smith

Vote: Unanimously approved

4. Mission Pool and Playground Renovation - Phase 2

Meghan Tiernan, Project Manager, Recreation and Park Department explained that the project will have an art enrichment project of designed fence panels. She introduced Andrew Maloney, Architect, DPW BOA and John Thomas, Landscape Architect, DPW BOE

Ms. Tiernan explained that the project is on 19th Street and Valencia and has two entrances from each side. The inside of the park has athletic fields and an unused paved area which will be turned into a gathering space. The community comments reflected a desire to improve flow, functionality and safety. The design will better define a pedestrian pathway through the site and reduce the amount of fencing. Synthetic turf will be installed on the soccer field. The Linda street entry will be regraded such that a berm will face the building and artwork. The existing unused area will be repurposed into a children's space with a water feature and a narrative written by youths from 826 Valencia in the paving. She presented the fence design and plant palette.

Ms. Tiernan presented the floor plan of the clubhouse and said that they are not expanding the square footage of the building. The director's office will be split into two smaller offices for better visibility of the site. The kitchen and multipurpose room will have expanded windows to bring more light into the building. She presented colors and perspectives.

Commissioner Smith opened the floor to public comment. There was none.

Commissioner Haryati suggested looking into the rainwater management. She suggested not using curbs but using flush planting instead. She asked about permeable paving.

Ms. Tiernan responded that they will be using pavers and presented a sample.

Commissioner Smith suggested using a larger palm tree.

Ms. Haryati suggested that the palm planter should be either round or square.

Mr. Chow commented that the Linda street side should have no fence. He suggested making that side less

about creating a dog run.

Mr. Chin explained that there is a fence there currently. There was the desire to add as much planting as possible.

Motion to approve Phase 2 of the Mission Pool and Playground with the conditions that the site maximize rainwater capture, modify the palm and planter, create a simplified yard presence on 19th Street including removing fences and reworking the paving design: Commissioner Chow

Vote: Unanimously approved

5. Crystal Springs Control Building - Phase 1 and 2

Tasso Mavroudis, Project Director, PUC explained that the project is returning to address commissioner comments from the November 2009 meeting. He introduced Paul De Freitas, Architectural Associate, DPW BOA.

Mr. De Freitas explained that the building controls a series of valves for the Crystal Springs Dam. At the time of it's construction, it was the largest dam of it's type in the world. The large concrete structures are the inspiration for the control building. It's in a protected watershed and not an accessible site, but is visible from the Sawyer Camp Bike Trail. The building has not changed locations despite the Commissioners request that the building be re-sited, due to the EIR requirements. The planting will be a restoration with existing plant types and there will be pervious paving around the building. The materials are similar to other structures on the site. He presented the building as it would be viewed from the jogging path.

Commissioner Smith opened the floor to public comment. Seeing none, he closed the floor.

Commissioner Smith commented that the concrete should be a bit higher in comparison to the box part of the structure.

Commissioner Chow said that the two curving sides could be cut straight on the roofline but remain different heights. He commented that the design should remove the scupper. He added that the structure might not need the visible gravel bed and the planting should come up to the walls.

Motion to approve Phase 1 and 2 of the Crystal Springs Control Building with the condition that the curved walls be cut straight across at the roofline, the scupper should be relocated, and ground cover up come to the wall of the building.

Vote: Unanimously approved.

6. Discussion of Civic Design Review Guidelines

The Commissioners discussed possible changes to the Civic Design Review Guidelines.

7. New Business: There was no new business.

8. Adjournment: 6:35 p.m.

vmk 3/31/10

San Francisco Arts Commission

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February 8, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, February 8, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. Chinese Recreation Center

Materials and Finishes Presentation

(Phase 1 approved October 20, 2008, Phase 2 reviewed May 18, 2009, Phase 2 approved with contingencies June 15, 2009, contingencies removed 9/21/09, Phase 3 approved with contingencies 1/11/10)

Mary Hobson, Project Director, Recreation and Park Department

Fara Perez, Architectural Associate, DPW BOA

2. Cayuga Playground

Phase 2

(Phase 1 reviewed 9/21/09, Phase 1 approved 10/19/09)

Marvin Yee, Project Manager, Recreation and Park Department

Lizzy Hirsch, Landscape Architect, DPW BOE

Richard Gee, Architect, DPW BOA

3. Calaveras Dam Replacement Project: New Tower and Shaft Outlet Structure

Phase 1

Kent Ford, Project Architect, DPW BOA

4. Groundwater Supply Well Stations: Lake Merced

Phase 2

(Phase 1 approved 10/19/09)

Paul De Freitas, Architect, DPW BOA

Martha Ketterer, Landscape Architect, DPW BOE

5. Groundwater Supply Well Stations: West Sunset Playground

Phase 2

(Phase 1 approved 10/19/09)

Paul De Freitas, Architect, DPW BOA

Martha Ketterer, Landscape Architect, DPW BOE

6. Groundwater Supply Well Stations: South Sunset Playground

Phase 2

(Phase 1 approved 10/19/09)

Paul De Freitas, Architect, DPW BOA

Martha Ketterer, Landscape Architect, DPW BOE

7. Harvey Milk Plaza Improvements

Phase 3

(Phase 1 reviewed 9/21/09, Phase 1 and 2 approved 11/16/09)

Andrea Aiello, Executive Director, Castro Central Business District

Scott Cataffa, CMG Landscape Architecture

8. Forest Hill Pump Station Upgrade

Phase 1

Mitchell Joe, Design Architect, DPW BOA

Bill Bulkley, Landscape Architect, DPW BOE

9. Harry Tracy Water Treatment Plant

Phase 2

(Phase 1 reviewed 11/16/09)

Daniel Wright, Architect, Kennedy/Jenks Consultants, Engineers and Architects

10. Discussion of Civic Design Review Guidelines**11. New Business****12. Adjournment**

vmk 2/3/2010

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February 8, 2010

Civic Design Review Committee - February 8, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, February 8, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Leo Chow, Astrid Haryati, Cass Calder Smith

Staff present: Luis R. Cancel, Vicky Knoop

Call to order: 3:21

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1. Chinese Recreation Center - Materials and Finishes Presentation

Mary Hobson, Recreation and Park Department reminded the Commissioners that the Phase 3 approval of the Chinese Recreation Center was contingent upon a revised materials board. She introduced Fara Perez, Architectural Associate, DPW BOA.

Ms. Perez presented a red stucco sample with the selected finish per the Commissioner's request at the last meeting. She said that different materials for the monolith were explored. The three options the design team is considering are a porcelain mosaic tile in a linear pattern, ceramic tile in a random mosaic pattern, and the original yellow tile. Glass was not selected due to aesthetic and installation limitations.

Commissioner Smith said that if all choices are within the budget of the project, they should use the Heath tile, but with one less color. He added that the small-multicolored tile makes the monolith more of an aesthetic object.

Commissioner Chow agreed that the glazed tiles are the best choice and suggested removing the strong yellow tile from the color scheme.

Commissioner Chow said that the corners would be better with an edge cap than the alternating tile proposed.

Commissioner Smith cleared the contingency from the Phase 3 approval.

2. Cayuga Playground and Clubhouse- Phase 2

Marvin Yee, Project Manager, Recreation and Park Department explained that the design of the clubhouse has become more focused after the design workshops. He introduced Lizzy Hirsch, Landscape Architect, DPW BOE and Richard Gee, Architect, DPW BOA.

He said that the project team's philosophy is to embrace the spirit of Demitrio Bracerros artwork on the site and create a juxtaposition between the simplified architecture of the clubhouse with the complexity and richness of the landscape. They are working with the Arts Commission on conservation of the existing artwork.

Two community members have been working closely with the project in addition to a community meeting in which a desire for a natural aesthetic and earth tone colors was expressed.

Ms. Hirsch presented the site plan and it will maintain as much tree canopy as possible. The park will look to Mr. Bracerros' vision to have water elements running through the park. There will be several systems to collect water and focus it to specific areas to aid in drainage. The view into the park from Cayuga street will be vegetation through the artist designed fence. Other elements of the landscape include a sculptural courtyard with table top mosaics, log and rock forms in the play equipment, and a natural aesthetic paving material.

Mr. Gee explained that the building has been changed considerably over the past three meetings. It is now a plain canvas for the landscape with simplified exterior forms and massing. The floor plan has been informed by programming and community needs and has a protected sculpture garden. The entry has been moved to the side and the office has been relocated to have better site lines to the playground and courts. He presented the materials, finishes, and colors.

Commissioner Smith commented that the parapet should be consistent across the entry wall. He suggested a very smooth finish for the stucco.

Commissioner Haryati had concerns about the daylighting over the sculpture court.

Mr. Gee responded that there will be a clear acrylic roof to let daylight in and protect the sculptures.

Commissioner Haryati asked if there will be interpretive signage throughout the site.

Ms. Hirsch explained that the sculptures tell their own stories and there will be signage inside the building and at the front gate.

Commissioner Chow thanked the team for their progression on the design.

Commissioner Smith requested a color study to look at the planting material and the building color.

Motion to approve Phase 2 of the Cayuga Playground with the contingency of reviewing alternate colors and greater specificity of landscape materials. Chow

Vote: Unanimously approved.

3. Calaveras Dam Replacement Project: New Tower and Shaft Outlet Structure - Informational Presentation

Kent Ford, Project Architect, DPW BOA introduced the project and presented a video of the existing outlet structure. The project will replace the historic structure because it is not functional for the PUC pipeline plans. The new design is consistent with the look of the historic structure per the PUC's request. He presented the siting and alternatives that the PUC had rejected including a splash shaped structure and clean metal design.

Commissioner Chow commented that when the system was constructed there was a vision for all the buildings to look a certain way. If this building is going to fit into that vision, the architect should be dogmatic about the style and detailing.

Commissioner Chow reiterated that the PUC needs to bring BOA into the process earlier. It is very difficult to review a structure when the engineering is complete and the architects are asked to decorate.

Commissioner Smith agreed.

Commissioner Smith commented that the vision for the water system in the 1930's was very contemporary for the time. The current PUC and BOA engineers and architects should sit down together and decide what is contemporary for today.

Commissioner Chow concluded that there are two ways to go with the project, one is to be honest and true to the historic structure, the other is to create a new identity interpreting what a water temple might be for today.

4. Groundwater Supply Well Stations: Lake Merced - Phase 2

Paul De Freitas, Architectural Associate, DPW BOA gave a brief history of the project and introduced Martha Ketterer, Landscape Architect, DPW BOE.

Ms. Ketterer said that water runoff will be filtered and released into the lake. The reflecting pool will be visible from the jogging path and an overlook will be created with interpretive signage. The concrete around the building will be integral color with score lines.

Mr. De Freitas said that the well house has been simplified and the light fixtures have been removed.

Jeff Gillman, PUC added that construction will take place in 2012.

Commissioner Chow suggested that boulders be used instead of bollards. He also requested that the cement be a darker color on the ground plane.

Motion to approve Phase 2 of the Groundwater Supply Well Stations: Lake Merced: Commissioner Chow

Vote: Unanimously approved.

5. Groundwater Supply Well Stations: West Sunset Playground - Phase 2

Martha Ketterer, Landscape Architect, DPW BOE explained that the green roof would be planted with a variety of sedum and succulents. The roof will have subsurface drainage with a recharge chamber percolating back

into the ground. The concrete wall at the side of the building will be planted with vines.

Mr. De Freitas explained the restrictions to the site. He explained that the sconces were eliminated and replaced with recessed LED lighting.

Commissioner Chow suggested minimizing the fences to only those that must be kept.

Commissioner Haryati commented that the City is moving towards more decorative fences instead of chain link.

Commissioner Smith commented that the corner of the building will need to be resolved so the board form lines will match from front to side.

**Motion to approve Phase 2 of the Groundwater Supply Well Stations: West Sunset Playground:
Commissioner Chow**

Vote: Unanimously approved.

6. Groundwater Supply Well Stations: South Sunset Playground - Phase 2

Paul De Freitas, Architectural Associate, DPW BOA explained the changes since the project was last presented to the Committee including a water feature that will trickle down the face of the concrete into a cobble trench.

Commissioner Chow recommended that they look into where the tension comes from in the fence and how it interacts with the concrete.

Commissioner Smith suggested that the vents could be built into the concrete.

Commissioner Chow said that the z shape on the front of the building is decorative and should be simplified.

Commissioner Smith suggested reducing the size of the louver, and creating a straight line across the façade of the building.

Commissioner Chow asked that given how short the fence is, are there are enough rods for the text to be readable?

Commissioner Haryati asked about the specifics of the sedum on the green roof and asked that Ms. Ketterer explore options of different patterns of planting.

**Motion to approve Phase 2 of the Groundwater Supply Well Station: South Sunset Playground with
the contingency of looking into the mesh and concrete interface, and simplifying the louver and
facings: Commissioner Chow**

Vote: Unanimously approved.

7. Harvey Milk Plaza Improvements - Phase 3

Andrea Aiello, Executive Director, Castro Central Business District explained that Scott Cataffa, CMG Landscape Architecture, had flushed out the design of the bench per the Commissioners comments.

Mr. Cataffa explained that the planters create a curved wall along Market Street and the bench snakes around and through the concrete. The bench will be galvanized steel and he presented three color options for the bench with a preference for eggplant. He added that the fabricator is Blank and Cables.

Commissioner Smith commented that the minimum width should be at least fourteen inches so it is a useable bench.

Motion to approve Phase 3 of the Harvey Milk Plaza Improvements: Commissioner Chow

Vote: Unanimously approved.

8. Forest Hill Pump Station Upgrade - Phase 1

Howard Fung, Project Manager, PUC, explained that this pump station is in the Golden Gate Heights/Forest Hill area and sits adjacent to two hydropneumatic storage tanks. He introduced Mitchell Joe, Design Architect, DPW BOA and Bill Bulkley, Landscape Architect, DPW BOE.

Mr. Joe explained that the pump station is situated in a residential area. He presented images of the existing pump station and drawings of the new structure. The new building will be made of natural color concrete and use the design element of the letters SFWD on the exterior. The site will feature an accessible path from the new yard. He presented the site plan and pointed out the tank yard and the communications building.

Mr. Bulkley explained that the site is hilly with established trees. The landscape plan includes planting screen of bamboo, a living wall, or a cable trellis system to reduce the view of the pump station. There will be a perforated copper screen that will patina over time.

Commissioner Haryati commented that the green wall system might not be necessary and suggested a creeping vine.

Mr. Buckley commented that there have been some issues with maintenance of buildings related to vines.

Commissioner Chow suggested that the communications building be screened and that they reduce the number of bollards.

Commissioner Smith suggested recessing the letters on the building. He added that the parapet should be a little higher and the coping should be zinc.

Motion to approve Phase 1 of the Forest Hill Pump Station Upgrade: Commissioner Haryati

Vote: Unanimously approved.

9. Harry Tracy Water Treatment Plant - Phase 2

Daniel Wright, Architect, Kennedy/Jenks Consultants, Engineers and Architects introduced the project and explained the function of the buildings on the site. The location is north of San Bruno and Millbrae and not visible to the surrounding community. The reservoir site is 200 feet from the main entry. The tanks are painted dark green per community request and there is a terraced retaining wall with textured concrete. There are also peripheral structures that are small, mission style building with white stucco. The landscape plan will use the existing plant palette. Because of this, the landscape will not need to be maintained.

Commissioner Haryati suggested staggering the planting into annual phases.

Mr. Wright explained that there will be existing trees intermixed with the new planting.

Commissioner Smith commented that the existing structures are a mix of styles and the new building should be more Mediterranean.

Commissioner Chow asked why the terrace needed to be introduced into the tank.

Mr. Wright responded that it could be minimized and the top flush cut.

The Commissioners agreed that would be a better solution.

Commissioner Chow suggested creating a greater sense of progression with the necessary terracing.

Motion to approve Phase 2 of the Harry Tracy Water Treatment Plant with the contingency of cutting the top of the building flush: Commissioner Chow

Vote: Unanimously approved.

10. New Business: There was no new business.

11. Adjournment: 6:45 p.m.

vmk 3/31/10

March 15, 2010 cancelled

Civic Design Review Committee - March 15, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, March 15, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Notice of Cancellation of Meeting

The regular meeting of the Civic Design Review Committee of the San Francisco Arts Commission scheduled for Monday, March 15, 2010, has been cancelled.

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San Francisco Arts Commission

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April 19, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, April 19, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. **Boeddeker Park and Clubhouse**

Phase 2

(Phase 1 approved January 11, 2010)

Mary Muszynski, Project Manager, Trust for Public Land,

Brian Milman, WRNS Studio

2. **University Mound Renewable Hydroelectric Plant**

Phase 1

Ken Ford, Architect, DPW BOA

3. **San Joaquin Pipeline: Eastern Segment**

Phase 1

Stanley So, Architect, DPW BOA

4. **Calaveras Dam Replacement Project**

Phase 1

Kent Ford, Architect, DPW BOA

5. **Sunol Valley Water Treatment Plant Expansion Project**

Phase 3

(Phase 1 approved May 18, 2009, Phase 2 approval June 15, 2009)

Ravi Krishnaiah, SFPUC Project Manager

Mark McNealy, Consulting Engineer

6. **SFO Terminal 2/Boarding Area D Renovations**

7. **New Business**

8. **Adjournment**

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April 19, 2010

Civic Design Review Committee - April 19, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, April 19, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Leo Chow, Astrid Haryati, Cass Calder Smith

Staff present: Jill Manton, Vicky Knoop

Call to order: 3:11

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1. Boeddeker Park and Clubhouse - Phase 2

Brian Milman, WRNS Studio, explained that the Boeddeker project includes the clubhouse, playgrounds and park. It is a private/public partnership between The Trust for Public Land and the Department of Recreation and Park. The project is on schedule to break ground next year. The project has been selected as a pilot for sustainable sites initiative. He presented an updated model and materials board. Since Phase 1 review, the building has modified the entry and the cupola is now taller. The windows are operable with fixed panes and seating area nooks.

Ms. Manton asked if construction will have an impact on the tile mural currently on site.

Mr. Milman responded that there is an ongoing discussion to salvage the artwork and move it inside, but there hasn't been a full assessment from the Arts Commission.

He explained that the materials will include a zinc roof that will change over time, Monterey cypress wood siding, and board formed concrete.

Sustainability is a key component of the project with considerations for stormwater management with bioswales and permeable paving throughout. He added that the landscape has not changed since Phase 1 review. The plant palette includes deciduous trees and low shrubs.

Commission Smith commented favorably on the project. He suggested presenting the project to the full Commission for Phase 3 review.

Ms. Manton asked if the project is generating art enrichment funds.

Mr. Milman responded that the project does not generate art enrichment funds

Commissioner Haryati asked about daylighting the stormwater system.

John Leys, Sherwood Engineering, explained that they are keeping the water on the surface as much as possible.

Commissioner Haryati asked about planting on Ellis Street and asked about a community garden.

Mr. Milman responded that he will check with the landscape architect about planting on Ellis. There will not be a plotted community garden, but the landscape will be community maintained.

Commissioner Chow commented that the project is coming along nicely. He said that the tree planting on Jones Street needs to be cleaned up to fill in gaps.

Motion to approve Phase 2 of Boeddeker Park and Clubhouse: Commissioner Smith

Vote: Unanimously approved

2. Sunol Valley Water Treatment Plant: Phase 3

Kent Ford, Architect, DPW BOA introduced the project and explained that they will be presenting a modification to three existing structures. The chemical storage facilities will have one wall removed and replaced with a bird mesh.

Commissioner Chow asked about roof drainage.

Mr. Ford replied that there is a gutter system.

Commissioner Smith requested that the buildings are the same color as near by PUC facilities.

May 17, 2010

Civic Design Review Committee - May 17, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, May 17, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 50

Agenda

1. 525 Golden Gate

Phase 3

Reviewed 10/29/01, 12/17/01, 9/17/07, 5/17/10

Ryan Stevens, Project Designer, KMD

Brook Mebrahtu, Project Manager, DPW

2. Forest Hill Pump Station Upgrade

Phase 2

Reviewed 2/8/10

Mitchell Joe, Architect, DPW BOA

Bill Bulkley, Landscape Architect, DPW BOE

3. Crystal Springs Control Building

Phase 3

Reviewed 9/16/09

Anastasios Mavroudis, Project Director

Mike Pierron, Architect, DPW BOA

4. Crystal Springs Pump Station

Phase 3

Reviewed 5/11/09, 11/16/09

Anastasios Mavroudis, Project Director

Mike Pierron, Architect, DPW BOA

5. Motion to approve changes to the Art Enrichment Allocation report.

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6. New Business

7. Adjournment

vmk 5/12/2010

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May 17, 2010

Civic Design Review Committee - May 17, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, May 17, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Leo Chow, Cass Calder Smith, Astrid Haryati

Staff present: Vicky Knoop

Call to order: 2:55

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1. 525 Golden Gate - Phase 3

Brook Mebrahtu, Project Manager, DPW introduced Ryan Stevens, Project Designer, KMD and Ned Kahn, Artist. He explained that the project was started in 2001 and has been stalled due to cost. The building will house 1000 PUC employees and is on track for LEED Platinum certification.?

Mr. Stevens presented the perspectives of the structure. He explained that the southern side of the building will integrate daylight technologies including shading devices that track the sun and will roll up and disappear when necessary. The entry has an integrated interior/exterior with greenery as part of the sustainable strategy.?

Mr. Kahn explained that the tower on the north focuses the wind into the turbines and will move the art work. As movement occurs, each of the small panels will light up. ?

Mr. Stevens added that the large facade will emit minimal light pollution. He presented the materials and explained that the box portion of the building is white granite with two finishes. The metal used is a warm grey aluminum that is not intended to be too light or too blue.?

Commissioner Smith asked if the structure and glass was a true curve or faceted.?

Mr. Stevens responded that it is faceted, but very slightly and will not be noticeable to most.?

Commissioner Smith asked if there were vertical mullions. ?

Mr. Stevens replied there are not. ?

Commissioner Smith asked about the construction and materials of Ned Kahn's artwork. ?

Mr. Kahn replied that the pieces that move are a hinged polycarbonate. There will be a one by one horizontal beams for support. It will look like highly fragmented glass wall that is moved by the wind. The backside is a curved glass membrane. ?

Mr. Mebrahtu explained that the turbines and sun will provide 8.5% of the building's energy needs. ?

Commissioner Smith asked if the cost of the environmental measures was worth the energy savings. ?

Mr. Mebrahtu responded that since the PUC is the provider of power, it is an expression of the types of alternative power sources they use. ?

Commissioner Haryati asked about the programming and interactivity of the ground planes. ?

Mr. Stevens replied that they are telling the story of the building and it's sustainability with the publicly accessible lobby. They are working with a variety of people including exhibit designers. ?

Commissioner Chow asked what the changes have been in the public realm since Phase 2. ?

Mr. Stevens said that the only changes have been in the the planting and paving. ?

Motion to approve Phase 3 of 525 Golden Gate Avenue: Commissioner Haryati

Vote: Unanimously approved.

2. Forest Hill Pump Station Upgrade: Phase 2

Laura Mitchell Joe, Architect, DPW BOA explained that the project will seismically upgrade the pump station. He presented the site photos and perspectives. He explained that the letters on the west face are now recessed and the building has been simplified per the Commissioners suggestions. ?

Mr. Bulkeley presented the landscape and explained that there has been some regrading and screening. The existing chain link fence will be replaced by a metal picket fence. He said that the planting includes bamboo which the gardeners reuse in other places. ?

Commissioner Smith suggested that the last two panels on the building match the far left side and the design team remove the recess. ?

Commissioner Chow asked about the bollards. ?

Mr. Joe explained that that there is a small curb instead of bollards.?

Commissioner Chow suggested making the curb planter larger.?

Motion to approve Phase 2 of the Forest Hill Pump Station Upgrade with the contingency of modifying the planter and removing the curb and recess around the building: Commissioner Smith?

Vote: Unanimously approved.

3. Crystal Springs Pump Station - Phase 3

Anastasios Mavroudis, Project Director, introduced the Crystal Springs project and explained that there are two buildings being reviewed, the pump station and control building. ?

Mike Pierron, Architect, DPW BOA explained that the pump station is rarely going to be seen. He presented the Phase 2 and Phase 3 elevation and the continuous band around the top of the building. The site is under the Eugene A. Doran Bridge near the Crystal Springs Dam. He explained that the basic materials are stucco and concrete. He said that there are no skylights because of issue of debris falling from the bridge. He added that the landscaping will be all natural restoration. ?

Commissioner Smith suggested that the entry be reduced. ?

Mr. Pierron responded that they would like to have a formal entry to the site. ?

Mr. Mavroudis responded that the entire site is restricted. ?

Commissioner Chow commented that they should keep it really simple. The function wants to be organized and clean.?

Commissioner Smith suggested adding a door that is the same height as the roll up door on the side. ?

Commission Chow suggested that the doors all be the same height with addition of louvres.?

?Motion to approve Phase 3 of the Crystal Springs Pump Station with the contingency of removing the portal from the end of the building and extending the height of the door up to the score line: Chow

Vote: Unanimously approved.

4. Crystal Springs Control Building - Phase 3

Mike Pierron, Architect, DPW BOA explained the control building's conditions from the February Civic Design meeting had been integrated into the design. The project has brought the ground cover up to the building, removed the scupper, and made the parapet level. The material is board form concrete and the goal is for the building to function as a sculptural element along the trail.?

Commissioner Smith commented that there are some points in which the concrete walls are too close the the interior metal box. ?

Commissioner Smith added that the gravel should be a gravel band. ?

Commissioner Chow added that the paving needs to be revised. ?

Mr. Pierron explained that the gravel around the building would be river rock to distinguish from the gravel driveway. He presented the materials. ?

Commissioner Smith said that the asphalt should come up to the building. He added that they should do a steel edging for the river rock instead of concrete.?

Commissioner Chow suggested that the river rock come up to the duct bank and remove the strip of green and let the gravel come up to the duct line.?

Commissioner Chow suggested that the key card reader be set into the concrete.?

??Motion to approve Phase 3 of the Crystal Springs Control Building with the contingency to have a minimum one foot distance between the steel wall and end of the concrete wall, to revise the paving and river rock, and to remove the small strip of grass: Commissioner Chow. ?
Vote: Unanimously approved.

5. **Motion to approve changes to the Art Enrichment Allocation report to include disclosure about existing artwork and to require project teams to work with the Civic Art Collection staff if the existing artwork will be affected by construction: Commissioner Smith**
Vote: unanimously approved

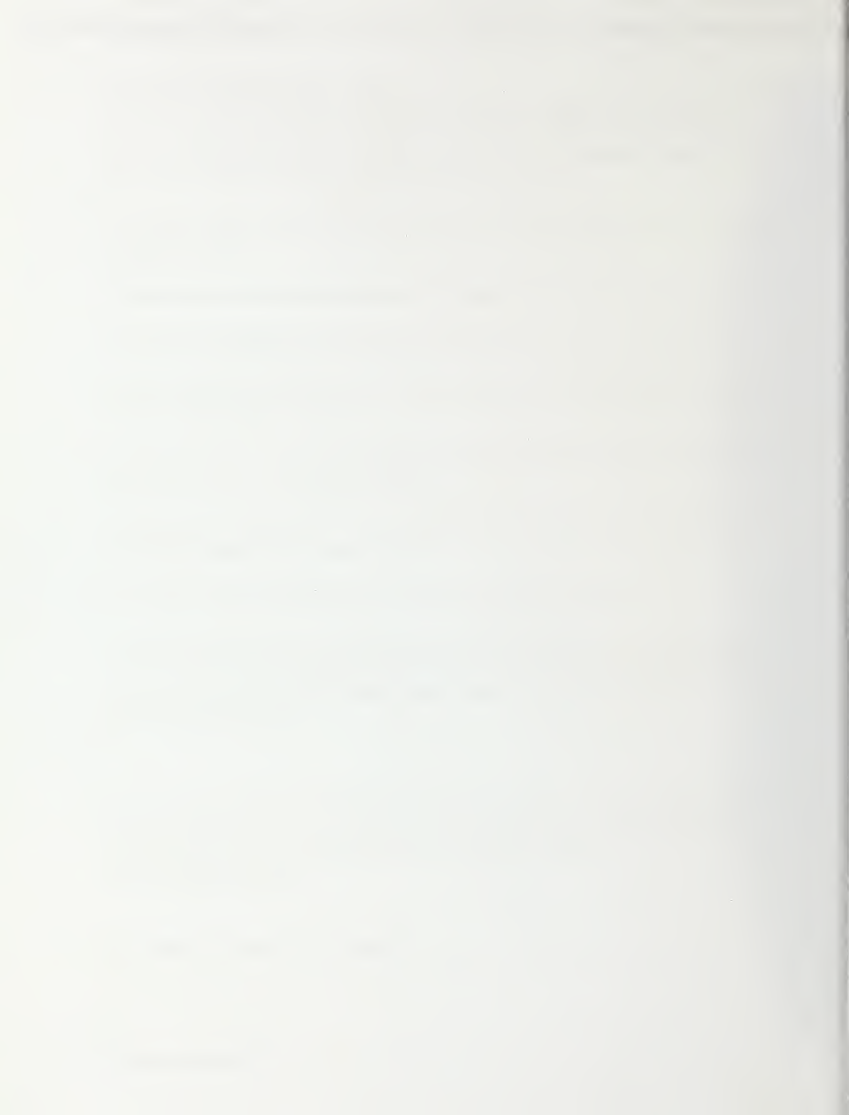
6.

New Business: There was no new business.

7.

Adjournment: 6:10 p.m.

vmk 7/27/10



June 21, 2010 cancelled

Civic Design Review Committee - June 21, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, June 21, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Notice of Cancellation of Meeting

The regular meeting of the Civic Design Review Committee of the San Francisco Arts Commission scheduled for Monday, June 21, 2010, has been cancelled.

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July 19, 2010

Civic Design Review Committee - July 19, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, July 19, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. Harry Tracy Water Treatment Plant?

Phase 3

(Phase 1 approved 11/16/09, Phase 2 approved 2/8/2010)

Daniel Wright, Architect, Kennedy/Jenks Consultants, Engineers and Architects

2. Mission Playground Renovation Project

Phase 3

(Phase 1 approved 10/19/09, Phase 2 approved 1/11/2010)?

Meghan Tiernan, Project Manager, Recreation and Park Department

Andrew Maloney, Architect, DPW BOA

Edward Chin, Landscape Architect, DPW BOE

3. Palega Recreation Center

Phase 1

Marvin Yee, Project Manager, Recreation and Park Department

Mark Cavagnero and Laura Blake, Architects, Mark Cavagnero Associates

Adrianne Wong, Landscape Architect, Adrianne Wong Associates

4. University Mound Renewable Hydroelectric Plant

Phase 1 and 2

Kent Ford, Architect, DPW BOA

5. Calaveras Dam Replacement Project

Phase 2

(Phase 1 approved 5/19/10)

Kent Ford, Architect, DPW BOA

Andrew Maloney, Architect, DPW BOA

6. Forest Hill Pump Station

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Phase 3

(Phase 1 approved 2/8/10, Phase 2 approved 5/17/10)

Mitchell Joe, Architect, DPW BOA

7. Sunset Playground Renovation Project

Phase 3

(Phase 1 reviewed 6/15/09, Phase 1 approved 7/20/09, Phase 2 approved 9/21/09)

Paul Travis, Architect, DPW BOA

Douglas Ullman, Architect, DPW BOA

8. New Business

9. Adjournment

vmk 7/14/2010

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July 19, 2010

Civic Design Review Committee - July 19, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, July 19, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Leo Chow, Cass Calder Smith, Kimberlee Stryker

Staff present: Luis R. Cancel, Vicky Knoop

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Call to order: 2:55

1. Harry Tracy Water Treatment Plant?: Phase 3

Daniel Wright, Architect, Kennedy/Jenks Consultants, Engineers and Architects explained that the site plan includes a treated water tank, two small structures, and an emergency chlorination facility. Since Phase 2 review, the gutter was reduced in size, and the proportion and texture of the retaining walls were modified per the Commissioners comments. The irrigation system has been made permanent because of problems with the construction of a temporary system.

Commissioner Stryker asked about the color of the tank.

Mr. Wright explained that it is green and was chosen via a community process.

Commissioner Smith asked about the plant list.

Mr. Wright replied that it is all native and low to no maintenance plants. He added that they eliminated the pine trees because the existing pine trees are not thriving.

Commissioner Chow asked about the gutter size.

Mr. Wright replied that they reduced the size as much as possible.

Motion to approve Phase 3 of the Harry Tracy Water Treatment Plant?: Commissioner Smith

Vote: Unanimously approved

2. Mission Playground Renovation Project: Phase 3

Edward Chin, Landscape Architect, DPW BOE introduced Andrew Maloney, Architect, DPW BOA. He explained that the palm tree has been replaced by a multi trunk palm and two other trees were added to the plaza per the Commissioners comments at the last meeting. The curbs that define the planting areas will now be permeable pavers. He added that the fence along Valencia Street and 19th Street is being used for art enrichment and can not be removed.

Commissioner Chow asked about the palm.

Mr. Chin explained that the palm will be 20 to 25 feet tall.

Commissioner Stryker asked about the location of the bugambilia.

Mr. Chin replied that it is on a trellis and not in a walking area.

Motion to approve Phase 3 of the Mission Playground Renovation Project: Commissioner Smith

Vote: Unanimously approved.

3. Palega Recreation Center: Phase 1

Laura Blake, Architect, Mark Cavagnero Associates, told the Committee that Marvin Yee, Recreation and Park Project Manager, will not be able to attend the meeting. She introduced the project and explained that the bond requires a full upgrade of the site and building including ADA and seismic retrofits. The current design is on track for LEED Silver certification. The Department of Recreation and Parks approved the concept plan and has had community input on the design. She introduced Adrienne Wong, Landscape Architect, Adrienne Wong Associates and Viral Vithalani, Mark Cavagnero Associates. The site plan includes renovations to baseball diamonds, tennis courts and basketball courts. The historic building currently lacks a formal entry, and one of the goals of the project is to create a clear, safe and accessible entry space. The community has asked to connect the building to the outdoors. The design team responded to these needs with an addition to the west side of the existing building that will create a clear entry statement and connect the building to the playground and courts.

Mr. Cavagnero said that there will be a seating area for parents near the playground that faces west and is covered by a canopy. The canopy will have a simple steel structure that extends from the building. The

landscaping near the new entry has created a congregating space. One of the problems with the current structure is that the front of the building has arches with stairs and it is easily mistaken for the front door. The stairs will be removed and the archways will become glass windows. The steel canopy will be pulled from the wall and has been made as light as possible to be a counterpoint to the strong primary structure.

The roof will have solar panels and skylights to allow more daylight into the building. The steel mesh panels will be used for sun protection during the day and security when slid closed at night.

Ms. Blake presented some of the sustainability features including photovoltaic panels, radiant floor heat and natural ventilation. The site will have xeriscape planting around the perimeter with low water turf and sport turf within the fields. There will also be bioswales for water runoff. A path through the site will also be added.

Commissioner Smith commented favorably on the lightness of the addition. He noted that the facade should be considered from the floor level down.

Mr. Cancel asked about the perspectives and commented that the visible wall through the windows would be a good space for public art.

Commission Stryker asked about landscape programming.

Ms. Wong replied that there will be xeriscape and wildlife habitat around the site. The pathway will be used by many who walk or jog in the area and the tiered steps near the entry canopy will be a gathering space.

Commissioner Stryker asked the team to remove the lawn area from the front of the windows and have it all xeriscaped.

Commissioner Chow said that he likes that the modern design against the historic building and added that there are a lot of possibilities for art in the back of the building area.

Jennifer Lovvorn, SFAC Project Manager explained that there are several sites available for public art.

There is currently a RFQ out, and three artist will be selected to develop proposals.

Commissioner Stryker asked if there is a way to bring the bioswales near the play area for integration of nature for kids to observe.

Mr. Cancel commented that the steel beams may cause a hazard for the play area. He also suggested that the acoustics of the space be considered.

Ms. Blake replied that they are currently looking into solutions to mitigate noise.

Mr. Cavagnero added that breaking up the multi use space into separate areas will also help reduce sound.

Motion to approve Phase 1 of Palega Recreation Center: Commissioner Smith

Vote: Unanimously approved.

4. University Mound Renewable Hydroelectric Plant: Phase 1 and 2

Kent Ford, Architect, DPW BOA, presented the site plan and explained that there are two structures. He introduced Marther Ketterer, Landscape Architect, DPW BOA.

Ms. Ketterer presented the landscape plan which includes a drainage swale from the roof and native grass and wildflower hydroseed.

Mr. Ford said they will try to keep the roof free of equipment. He explained that there is a small overhang on the edge of the building. He presented the design progression to express the retaining wall as a separate structure. He presented three schemes for the building. The first is all concrete. The second adds another texture in corrugated metal or textured concrete. He also presented a color and materials board.

Commissioner Smith commented that the color should be the darker more neutral scheme. He added that the back retaining wall should be a bit longer. He added that the roof can be gravel.

Commissioner Chow commented that editing down the design and moving towards simpler forms is the right direction. He suggested removing the canopy and extending the roof to cover the door. He added that the windows should be clerestories or slots. He suggested looking into The Schindler House.

Commissioner Smith suggested using the existing PUC color palate so there is system consistency.

Commissioner Stryker asked about the plant material in the drawings.

Mr. Ford explained that the renderings have different plantings than in the landscape plan.

Commissioner Stryker suggested that the planting be all one continuous piece.

Motion to approve Phase 1 and 2 with the condition of removing the canopy and maintaining consistency with other colors used on PUC structures: Commissioner Smith

Vote: Unanimously approved.

5. Calaveras Dam Replacement Project: Phase 2

Dan Wade, Project Manager, SFPUC, explained the history of the site and presented images of the replacement dam. He introduced Kent Ford, Architect, DPW BOA and Andrew Maloney, Architect, DPW

BOA.

Mr. Ford presented images of the existing water outlet structure and the water temples. He explained that the project team would be using the existing building as the guide for the design. Since the last review, a bridge has been added, the number of columns have been reduced and the equipment platform has been brought inside of the structure. The electrical building will be detailed similarly to the water outlet structure, and the two buildings will complement each other.

Mr. Maloney said that the materials will be stucco, cast stone, and concrete. He presented two color samples of off white and sandstone, both with texture to look like cut stone. He added that they are looking to detail the building with more traditional Willis Polk style architecture. He commented that they will pay close attention to the detail work.

Commissioner Smith asked if the window grills could match the terracotta roof.

Commissioner Chow recommended the limestone color. He emphasized the importance of the joint sizes.

Commissioner Stryker asked about the demolition of the original structure and if it could be left in place and no longer serviced.

Mr. Wade replied that it is seismically unsafe for PUC workers, the new structure, and equipment.

Motion to approve Phase 2 of the Calaveras Dam Replacement Project with contingency to use cast limestone and match the window grills to the roof: Commissioner Smith

Vote: Unanimously approved.

6. Forest Hill Pump Station: Phase 3

Mitchell Joe, Architect, DPW BOA, explained that since the last review, the entry door has been widened and the engineers requested another row of louvers. The bollards were removed per the Committee's request.

Commissioner Smith commented that they remove the louver above the door and increase the height of the doors to the next score line. They should also remove the reveal line wrapping around the building, keeping the center line reveal.

Commissioner Smith commented that the louvers and flashing should match the building.

Motion to approve Phase 3 of the Forest Hill Pump Station with the contingency to remove the

louver above the door, increase the door size to the next score line, and remove the part of the reveal that wraps around the building: Commissioner Smith

Vote: Unanimously approved.

7. Sunset Playground Renovation Project: Phase 3

Douglas Ullman, Architect, DPW BOA, introduced the project presented the changes since Phase 2 review. The glazing is now lighter and the bronze is a darker color. He explained that the glazing could not be full story as previously presented and the windows were reduced on the second story. In addition the roof was lifted slightly and the restroom doors were moved to be visible from the fields.

Commissioner Smith asked about the storage area and suggested shortening the equipment screen. Looking at the restroom entry on the back of the structure, he suggested having the same look on both sides and pushing the doors together.

Commission Chow suggested moving the pipe from the middle of the wall and combining the two edge pieces of the storage area.

Commissioner Smith said that the the front of the building, the two windows on the second story should be a little larger. He added that the door should meet the window and there should be an internal roof drain.

Commissioner Chow commented that the entry is looking residential because of the beam and should be glass.

Paul Travis, Architect, DPW BOA, replied that for engineering reasons it could not be glass, but it could be metal.

Commissioner Chow agreed that it should be metal and should be below the doors as well.

Mr. Ullman explained that the roofing material suggested in the last review could not meet requirements.

Motion to approve with Phase 3 of the Sunset Playground Renovation Project with a contingency to reduce the equipment screen, use metal panels around the glass entry, reduce the appearance of drainage pipes, investigate alternatives to the shingle roof, and make the four punch opening windows a consistent height: Commissioner Smith

Vote: Unanimously approved

8.

New Business: There was no new business.

9.

Adjournment: 6:20 p.m.

vmk 7/27/10



August 16, 2010 RESCHEDULED

Civic Design Review Committee - August 16, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, August 16, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Meeting rescheduled for August 23, 2010

vmk 8/16/2010

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August 23, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, August 23, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. **2008 Park Bond - Restroom Program**

Phase 1

Marvin Yee, Project Manager, Recreation and park Department

Tony Leung, Architect, Department of Public Works

Alejandro Pimentel, Associate, Department of Public Works

2. **Union Square ADA Remediation**

Phase 1, 2 and 3

Paulina Araica, Project Manager, Recreation and Parks Department

3. **General Hospital**

Phase 3

(Previously reviewed 1/28/08, 3/17/08, 8/18/09, and 3/16/09)

Ron Alameida, Project Manager, Department of Public Works Paulo Diaz, Project Manager, Fong and Chan Architects

4. **Central Subway – Fourth and Brannan Station and 4th Street Portal**

Phase 2

(Previously reviewed 4/20/09, and 6/1/09)

Albert Hoe, Deputy Program Manager, SFMTA

Denis Henmi, Project Architect, Kwan Henmi Architecture/Planning

5. **Central Subway – Moscone Station**

Phase 2

(Previously reviewed 4/20/09, and 6/1/09)

Albert Hoe, Deputy Program Manager, SFMTA

Denis Henmi, Project Architect, Kwan Henmi Architecture/Planning

Jeff Tusing, Moscone Lead Architect, Michael Wills Architects

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6. Central Subway – Chinatown Station

Phase 2

(Previously reviewed 4/20/09, and 6/1/09)

Albert Hoe, Deputy Program Manager, SFMTA

Denis Henmi, Project Architect, Kwan Henmi Architecture/Planning

Mona Tamari, Chinatown Lead Architect, Kwan Henmi Architecture/Planning

7. Central Subway – Union Square Station

Phase 2

(Previously reviewed 4/20/09, and 6/1/09)

Albert Hoe, Deputy Program Manager, SFMTA

Denis Henmi, Project Architect, Kwan Henmi Architecture/Planning

Robin Chiang, Union Square Lead Architect, Robin Chiang & Co.

8. SFMTA Ticket Kiosk: Site Relocation

Staff Report

9. New Business

10. Adjournment

vmk 8/17/2010

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August 23, 2010

Civic Design Review Committee - August 23, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, August 23, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Commissioner Stryker, Commissioner Chow, Commissioner Breitenberg

Commissioners absent: Commissioner Smith

Staff present: Luis R. Cancel, Vicky Knoop

Call to order: 3:00

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1. 2008 Park Bond: Restroom Program - Phase 1

Marvin Yee, Project Manager, Recreation and Park Department? introduced Tony Leung, Architect, Department of Public Works and Alejandro Pimentel, Associate, Department of Public Works. He explained that this project is the restroom component of the 2008 Clean and Safe park bond that includes the replacement of free standing restrooms in seven sites across the city. There will be community generated art program on the new structures. He presented the existing restroom styles which are contemporary for the time they were built, and some that respond to the original 1930s design. The proposal is to replace the traditional buildings with a similar design, and the sites that were contemporary for the time of construction will be replaced by a contemporary design.

He presented the updated traditional design with the terracotta tile roof. The community art will be inside of the drinking fountain well on the front of the building and some sites will have a vehicular storage component. He then presented two alternates for the contemporary design. One maintains features of the traditional design while the other is a complete departure.

Commissioner Chow commented that if all the restrooms are going to be demolished and replaced, they should all be of a contemporary design.

Mr. Yee responded that the community is interested in a traditional design.

Commissioner Breitenberg commented that the selection should be contextual.

Commissioner Chow commented that the contemporary designs should go farther. He suggested looking into other sites around the country that have more sculptural restrooms in parks.

Commissioner Stryker suggested working more with the garage doors and paving.

Mr. Yee explained that in a separate meeting, Commissioner Smith also expressed interest in pushing the design further.

Commissioner Chow said that the design should strip down all the things it doesn't need. The design should step away from a being shed and be more of a sculpture.

Commissioner Stryker asked about sustainability and suggested green roofs. She added that the doors should be more creative.

Commissioner Breitenberg said that the roll up doors should be redesigned.

Motion to approve Phase 1 of the traditional design for the 2008 Park Bond: Restroom Program with exploration into the design of the doors: Commissioner Chow

Vote: Unanimously approved.

The commissioners requested that the team return with a more sculptural design for the contemporary structure.

2. Union Square ADA Remediation - Phase 1, 2 and 3

Paulina Araica, Project Manager, Recreation and Parks Department? introduced the project team and explained that they are working with the department of Public Works. Recently there was a lawsuit that required changes to Union Square for accessibility. The scope of work that has been approved by the Board of Supervisors is in response to the lawsuit.

Victor Talatala, Project Architect, Department of Public Works explained that the design concept was to use the existing colors and textures. There are several areas in which the grading was non compliant. Park furnishings will be relocated to create compliant paths of travel, and other ramps will be regraded and resurfaced. The project team presented the new signage and explained that there are existing medallions in the concrete that will be removed.

Mr. Talatala said that there will be blocks that will function as a guide for wheelchairs and canes that will also function as a seating area. Additionally, removable wheelchair guides will be added to the front of the stage, the stepping stones will be flat walkways and additional handrails will be added.

Commissioner Breitenberg commented that the signage should be as minimally intrusive as possible.

Commissioner Stryker asked about alternative materials for the signs around the perimeter. She added that they seem stuck into the granite planters. The signs should be integrated with existing signage where possible.

Commissioner Chow suggested that the the background of each sign should match more of the background color. The freestanding signs should be mounted to the wall with a small gap behind.

Commissioner Breitenberg agreed that it would be less intrusive on the concrete.

Commissioner Chow asked about the granite blocks height and spacing. He said the ledge should be flush across with fewer and narrower gaps. He also commented that the cane detection under the handrails should use a similar vocabulary to the handrail.

Commissioner Stryker commented that they should look into options for the paved stepping stones.

Motion to approve Phases 1 and 2 of the Union Square ADA Remediation with the contingency of revising the signage locations to be on concrete or granite, revising the cane guides to be more in line with the design vocabulary of the handrail, and making the concrete cane guides flush across:

Commissioner Chow

Vote: Unanimously approved

Mr. Cancel joined the meeting 4:18

3. General Hospital: Phase 3

Ron Alameida, Project Manager, Department of Public Works? introduced the project team and gave a brief history of the project.

Paulo Diaz, Project Manager, Fong and Chan Architects? explained the contingencies from the previous review and how they have been addressed. The openings to Potrero Avenue and access to the seating area has been modified by removing portion of the fence to open the building more to the street. He explained that since the last review, the podium has been revised and detailed further. He presented the existing hospital site plan and the changes to be made with the new construction.

Commissioner Breitenberg commented removing the fence is a good solution to provide access to the park area.

Commissioner Stryker commented that turf block may be difficult and they may need to consider other permeable paving.

John Paul Scott, Mayor's Office on Disability, asked about the accessible entry and requested further communication with the Mayor's Office of Disability.

Motion to approve Phase 3 of General Hospital with the contingency that if there are changes to the design, the project should return to Civic Design Review: Commissioner Breitenberg

Vote: Unanimously approved

4. Central Subway: Fourth and Brannan Station and Fourth Street Portal - Phase 2

Albert Hoe, Deputy Program Manager, SFMTA introduced the project architects and explained the funding sources for Central Subway project and it's goals. The extension of the Third Street light rail line to Chinatown will reduce service wait time and will be completed in 2018. FTA approval has allowed the team to enter into final design. The first contract has been awarded for underground tunnels and mechanical elements. He reviewed the comments from prior meetings.

He presented the Brannan Street Station and explained that the station is designed for a two car train. The station has not fully been designed, but will be similar to the other eighteen platforms. The portal location will be located under the freeway at Fourth Street and Bryant Street. He presented site photographs and explained that the utilities are currently being relocated. Fourth street will be reconfigured for the portal. He explained that there will be protective spherical bollards, granite pavers and the guardrail will be painted.

Commissioner Chow commented that the idea of using the prototype of the above ground station is fine, but asked to see refined designs of the actual station to be constructed.

Mr. Hoe responded that they will be revising some of the seating and hand rails from the original Third Street design.

Commissioner Chow commented that the station can not be reviewed at Phase 2 because there is not a design of the actual station or adequate site plan. He requested that the project return with a site plan and details of the station. He asked about public art at the site.

Judy Moran, San Francisco Arts Commission Project Manager responded that there will be an artist selected at a later date.

Commissioner Chow asked about the granite pavers on the portal. He commented that they often can become debris fields and should be raised and more visible.

Commissioner Stryker commented that the raised platform would not need to have the bollards.

Mr. Hoe explained that they don't want to use crash barriers and the bollards will provide a lower danger to cars and buses if there is an accident.

Commissioner Chow said that the location of the portal is fine, but it should be more integrated on an aesthetic level. He requested that the portal return at the next meeting with alternatives to the bollards and more integrated aesthetic.

5. Central Subway: Moscone Station? - Phase 2

Mr. Hoe explained that the Moscone station will be at the corner of Folsom Street and Fourth Street and will have entryway on Clementina and Fourth Street. He presented the design and materials for the station. There will be metal and frosted glass to create a light well as well as several art enhancement opportunities. One of the goals is to light the station as well as possible.

Commissioner Chow asked about evening gates and the large mass behind the station.

Mr. Hoe responded that they will have roll down grills behind the glass frame and the large mass in the back of the station is for emergency fans. He added that the station is designed to be able to sustain a building on top.

Commissioner Stryker commented that the current street view does not have street furnishings, utilities or other items and should aim to keep this as clear as possible.

Mr. Hoe responded that there may be additional street trees, but they will look into keeping the street level very clear. Commissioner Breitenberg requested to see more flushed out drawings of the below ground portions of the station and an understanding of the intended experience.

Commissioner Chow commented that the final signage needs to be presented to the committee as well as the street furnishings. He requested that the design team return with more accurate drawings including the current and proposed streetscape, signage, and furnishings above and below ground including the location of signage, advertising, art, ticket kiosks, fare gates, and other design elements as well as accurate colors and materials.

6. Central Subway: Union Square Station - Phase 2

Mr. Hoe explained that the Union Square station will be the main connection point between the other SFMTA lines, BART and the Central Subway. The southern entrance will use the existing entry below the Apple store and the northern station will be in Union Square. The station will go beneath the existing BART tunnels and will be very long and deep. The elevator will have access to the plaza level of the Union Square. In accordance with the Commissioners contingencies to Phase 1 approval, the design team is working to bring the elevators and escalators into the same area. There will be a roof over the escalators and a canopy. He added that there might be store entrances in the below ground portion of the station. Commissioner Chow commented that the plaza is a very important space for San Francisco and the station will be a significant element of Union Square. He requested that the design team return with accurate drawings of the above and below ground portions of the station including the current and proposed streetscape, signage, furnishings, advertising, art, ticket kiosks, fare gates, and other design elements as well as accurate colors and materials.

7. Central Subway: Chinatown Station? - Phase 2

Mr. Hoe explained that the Chinatown station is only accessible from Stockton Street. The design of the station is intended to maximize light and feel very open.

Mona Tamari, Project Architect, explained that there will be a large glass wall to let in light into the escalator and stairwell to the station to maximize natural light in the station. The glass wall will be looking out onto an empty lot that will be used during the construction and may be part of transit oriented development around the station. Commissioner Chow asked about the lot before it is built out and suggested a contingency plan for a pocket park or other programming for the space.

Mr. Hoe commented that the SFMTA real estate is responsible and they do not have any current plans for the site.

Commissioner Chow commented that the design is going in the right direction.

Commissioner Stryker commented that she likes the sidewalk bulb out at the China town station. She

added that should would like to see all the street furnishing and to relocate the utilities away from the station.

Commissioner Chow commented that the clean modern elements are nice. He requested that the Chinatown station return with the materials requested for Moscone Station and Union Square station. He asked that the team return at separate times for each of the stations so that a more focused review can take place for each.

8. SFMTA Ticket Kiosk: Site Relocation

Commissioner Chow requested more information about the resiting prior to the Full Commission meeting.

9.

New Business: There was no new business.

10.

Adjournment: 6:50 p.m.

vmk 9/13/10

September 20, 2010

Civic Design Review Committee - September 20, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, September 20, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. Regional Groundwater Storage and Recovery

Phase 1

Michael Pierron, Architect, DPW BOA

Martha Ketterer, Landscape Architect, DPW BOE

2. Civic Design Checklist and Guidelines

Discussion and possible motion

3. New Business

4. Adjournment

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September 20, 2010

Civic Design Review Committee - September 20, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, September 20, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Commissioner Smith, Commissioner Breitenberg, Commissioner Chow, Commissioner Stryker

Commissioners absent: None

Staff present: Vicky Knoop

Call to order: 3:00

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1. Regional Groundwater Storage and Recovery - Phase 1

Greg Bartow, Project Manager, SFPUC explained that the project encompasses several sites from San Francisco to Milbrae. There are sixteen well stations in the program, seven of which will be presented today.

Mike Pierron, Project Architect, DPW BOA, presented design options for the stations which use a modular style to accommodate the varying lengths of the buildings. Design elements of the local groundwater system, which was previously approved by the Committee, have been used in this design. He presented the siting for each structure and explained that the functional elements and driveways are centralized on the non public side of the building.

Martha Ketterer, Landscape Architect, DPW BOE, presented the landscape plan for each site. She explained that several of the sites are obscured from public view and will need a landscape that is maintenance free. The sites will use permeable paving, hydroseed and bioswales.

Mr. Pierron explained that each site does not yet have renderings, but they have similar styles. He went through the sites and explained how each related to it's surrounding community.

Commissioner Chow joined the meeting at 3:35 p.m.

Commissioner Smith commented that these buildings lack the interesting forms of the local groundwater stations. He added that each of these should be recognizable and unique. He also asked if the building could be turned.

Mr. Bartow explained that because of the direction of the pipeline, the structures can not be turned more than a few degrees.

Commissioner Smith asked about the shape and materials compared to the local groundwater stations.

Mr. Pierron said that the footprint of these buildings is a rectangle and the design of the local stations didn't work as well with this footprint. He added that many cities are involved with the maintenance of the buildings and there was concern about the metal used in the local stations.

Commissioner Chow commented that the Donald Judd inspiration images that the project team presented were intended to change a viewers perception of the landscape. He added that this might not work with all of the elements of the presented structures.

Commissioner Chow asked about chain link fence.

Ms. Ketterer explained that the back side will have fencing, but not the front side.

Mr. Bartow explained that several cities are concerned about graffiti.

Commissioner Stryker asked that the forms in the surrounding areas need to be drawn into the renderings. She added that the driveway should be separated as much as possible from the building. She added that there may be a few sites in which tree screening could be useful.

Commissioner Chow commented that they could also use trees to create public spaces around these buildings. Additionally, the detailing of the structures is very important and if the design team decides to go very simple, any signs or lights that are added could be a problem.

Commissioner Smith asked that the project return to the Committee with a clear direction to be either more sculptural and abstract or much simpler. He asked that they look at the proportions of the buildings, think about the landscape as a foreground, and remember that these buildings will be looked at as historical in 50 years.

2. Civic Design Review Revised Guidelines and Checklist

Motion to approve the revised guidelines for Civic Design Review Committee project submittals:

Commissioner Chow

Vote: Unanimously approved

3.

New Business: There was no new business.

4.

Adjournment: 4:25 p.m.

October 18, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, October 18, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. Regional Groundwater Storage and Recovery

Phase 1

Phase 1 reviewed 9/20/10

Michael Pierron, Architect, DPW BOA

Martha Ketterer, Landscape Architect, DPW BOE

2. Central Subway Brannon Street Portal

Phase 2 and 3

Previously reviewed 5/1/09, Phase 1 approved 6/1/09, Phase 2 reviewed 8/23/10

Albert Hoe, Central Subway Deputy Program Manager

Kendall Young, Architect, Kendall Young Associates

3. New Business

4. Adjournment

vmk 10/13/2010

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October 18, 2010

Civic Design Review Committee - October 18, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, October 18, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Commissioner Smith, Commissioner Chow, Commissioner Breitenberg

Commissioners absent: Commissioner Stryker

Staff present: Vicky Knoop

Call to order: 3:00

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1. Regional Groundwater Storage and Recovery - Phase 1

Greg Bartow, Project Manager, SFPUC introduced the Project Architect, Michael Pierron, DPW BOA and Martha Ketterer, Landscape Architect, DPW BOE. He explained that the project intends to use the vocabulary of the previously approved local groundwater stations. The project includes nine buildings of various sizes. All of the buildings have a pump room and electrical functions. Since the last review, the building has been simplified by removing visible light fixtures and removing air vents from view.

Mr. Pierron said that the revised design has the option of using a light source behind the banding to create stripes of subtle light in the evening.

He presented each of the building sites and explained the size, functions, and specific location of each of the buildings. Some sites will use a hydroseed mix of native grasses and wildflowers.

Commissioner Chow commented that the design is better with clean surfaces. He suggested using a green screen or architectural fence to screen the back of the structures. He also requested that the drawings be put into context.

Commissioner Breitenberg agreed that the fence should be rethought. He added that the structure near the Colma BART station should be pushed to the back of the site.

Mr. Bartow responded that the siting options are limited because of the underground pipes.

Commissioner Chow commented that they should think about the front of the site and nestle the building

against trees so it's not floating in an empty lot.

Commissioner Smith commented that the direction of the board form should not be the direction of the metal. He added that the metal may patina to be too close to the concrete color. He suggested a darker color for the metal.

Motion to approve Phase 1 of the Regional Groundwater Storage and Recovery Project:

Commissioner Smith

Vote: Unanimously approved

2. Central Subway Brannan Street Portal - Phase 2 and 3

Albert Hoe, the Central Subway Deputy Program Manager gave a brief overview of the project and introduced Kendall Young, Architect, Kendall Young Associates. He presented the original scheme and the the new design with modifications per the Commissioners comments.

Mr. Young explained that the platform has been raised to one foot and will be integral color concrete. He presented alternatives to the sphere bollards.

Commissioner Smith asked if the railing was necessary.

Commissioner Chow commented that the design looks decorated, and it could be something beautifully sculpted. He suggested responding to the function of the portal and to think of the shape as though something were coming out of the ground.

The Commissioners requested that the project team look into alternatives to bollards, use a natural color concrete, and change the shape of the traffic barrier around the portal.

3.

New Business: New Environmental Code Requirements

Ms. Manton introduced Mark Palmer of the Department of the Environment to explain the new requirements regarding sustainability for City buildings.

Mr. Palmer gave a brief overview of the projects currently under review and explained Chapter 7 of the Environmental Code. The major changes to the code require that all municipal projects must reach LEED Gold status.

4.

Adjournment: 4:48 p.m.

November 15, 2010

Civic Design Review Committee - November 15, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, November 15, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. Earthquake Safety and Emergency Response Bond ?

Charles A. Higuera, FAIA, Program Manager ?

Informational Presentation: Bond Overview

2. Cayuga Playground and Clubhouse

Phase 3

Phase 1 reviewed 9/21/09, 10/19/09, Phase 2 reviewed 2/8/10

Marvin Yee, Project Manager, Recreation and Parks

Tony Leung, Architect, DPW BOA

Lizzy Hirsch, Landscape Architect, DPW BOE

3. Palega Playground Renovation

Phase 2

Phase 1 reviewed 7/19/10

Marvin Yee, Project Manager, Recreation and Parks

Mark Cavagnero, Mark Cavagnero Associates

Laura Blake, Mark Cavagnero Associates

Adrienne Wong, Adrienne Wong Associates

4. San Francisco Groundwater Supply Well Stations

Phase 1

Paul De Freitas, Architectural Associate II, DPW BOA

Martha Ketterer, Landscape Architect, DPW BOE

5. New Business

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6. Adjournment

vrmk 10/13/2010

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November 15, 2010

Civic Design Review Committee - November 15, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, November 15, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Commissioner Smith, Commissioner Breitenberg, Commissioner Chow, Commissioner Stryker

Commissioners absent: None

Staff present: Jill Manton, Vicky Knoop

GOVERNMENT
DOCUMENTS DEPT

Call to order: 3:05

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1. Earthquake Safety and Emergency Response Bond - Informational Presentation

Charles A. Higuera, FAIA Program Manager introduced the project and explained that the bond measure was passed in June with major components including a new Police Command Center, Fire Station upgrades, and emergency backup fire water system.

He explained that the first structure to be built is a six story 300,000 sq ft building and will comprise of the Police Command Center, new Mission Bay Fire Station, and Southern District Police Station.

The second part of the bond encompasses the fire stations. A recent assessment of facilities showed a 350 million dollar need for improvements. The current bond is for 65 million dollars to address the most urgent repairs and upgrades. The BOA and BOE will be managing these projects. The fire station upgrades are underway and will continue through 2016. The dedicated fire water system is a mostly gravity powered system capable of fighting multi alarm fires. Seismic upgrades will occur throughout this system but will be below ground.

Commissioner Smith asked who will be presenting the projects.

Mr. Higuera replied that the architects and project managers will present the projects.

Commissioner Chow asked about the existing Hall of Justice.

Mr. Higuera replied that the current building is not seismically safe and will cost in excess of ¾ of the cost of a new facility, so it will be replaced.

Commissioner Stryker asked about the proximity of access for the Third Street site.

Mr. Higuera said that the goal for Mission Bay as a whole is to become a new vibrant place for the city. The City should have a civic presence there. He explained that this facility will be designed for a life of 30 to 50 years.

Ms. Manton asked about the art enrichment funds.

Mr. Higuera responded that he has been working with Susan Pontious, the Director of the Public Art Program, to arrange for public art in designated locations.

2. Cayuga Clubhouse and Playground - Phase 3

Marvin Yee, Project Manager, Recreation and Parks department introduced the Cayuga Clubhouse and Playground project and explained that this is part of the 2008 Clean and Safe Parks bond. Community input has been very important to the design process and has included three meetings with neighborhood residents and has two community members have been working closely with the project team. He gave a brief overview of the project involvement with the Civic Design Review Committee. Since the last meeting, there were several changes to the design per the Commissioner's comments. The design has added a glass curtain wall and opened the patio space to bring in more light.

Lizzy Hirsch, Landscape Architect, DPW BOE presented materials samples for the landscape. She explained that the drainage issues on the site have been handled by surfacing some of the water and directing it to basins.

Commissioner Smith commented that they picked up on the comments well. He added that attention needs to be paid to the quality of the plaster work. He suggested that the sloped entry portion of the building could have a slightly lighter tone of brown, but the color choices were appropriate.

Tony Leung, Project Architect, presented the colors and texture of the stucco finish.

Commissioner Stryker asked about the planting.

Ms. Hirsch explained that most of the planing is already in place and gave a brief history of the site.

Commissioner Stryker asked about tree color on the site.

Ms. Hirsch explained that there will be Ginkgo, Locust, and Arbutus to add color.

Motion to approve Phase 3 of the Cayuga Clubhouse and Playground: Commissioner Stryker

Vote: Unanimously approved.

3. Palega Clubhouse and Playground

Mr. Yee explained that this project is also part of the 2008 Clean and Safe Park bond. The building will be LEED Silver and is working towards LEED Gold. The project has used community input into the design. Laura Blake, Mark Cavagnero Associates, explained the history of the building and why it lacks a formal entry. The goal of the project is to create a new entry, improve ADA accessibility and create new interior and exterior space. Since Phase 1, the gathering areas have been better defined and the front has been detailed to try to mitigate confusion as to the location of the entry. There will be an interior mural behind the glazed arches and planting added to the front. The addition will be glass and steel to have the maximum amount of light. There will be natural boulders as seating areas and the play area has been pulled away from the edge of the canopy. The building will be off white and the new addition will be white.

Adrienne Wong, Adrienne Wong Associates, explained that the front planting has been modified to be more linear. There is a rich combination of plants on the site including some shade trees in the playground area. There is also bioswale with curved planing.

Ms. Blake explained the bid alternates. One is a series of sliding metal shutters for wind protection and an additional skylight.

Commissioner Chow asked about window frames.

Ms. Blake explained that the historic window frames will be white and the arches are frameless.

Commissioner Breitenberg asked about maintenance.

Ms. Blake explained that the edge of the park will be xeriscape and a new irrigation system will foster healthier plants.

Commissioner Stryker commented that the drawings do not convey the landscape design idea.

Commissioner Chow commented that the front planting shouldn't be low grasses but should be a statement.

Commissioner Smith suggested that the steel beams should be silver or pewter color, and the white on the main building is right.

Commissioner Chow commented that it a really nice project, but it is important that the new and historic

sections be distinct. The new addition should pop out against the historic. He added that the skylight add alternate should not be sloped opposite to the roof.

Commissioner Stryker suggested adding two ginkgos to the tree line to simplify the path a create a background for the artwork to be installed. She suggested creating more thoughtful security grills for the windows.

Jennifer Lowvorn, Project Manager, San Francisco Arts Commission explained that the art enrichment sites have already been selected. The artists are gravitating to where the three paths connect. The interior mural will be tile or porcelain enamel.

Motion to approve Phase 2 of the Palega Playground Renovation on the contingency that the landscaping is revised with consideration to where the artwork will be located, the shape of the skylight modified, and the building is painted white: Commissioner Chow
Vote Unanimously approved.

4. Groundwater Supply Well Station

Jeff Gilman, PUC Project Manager, explained the two projects presented today are simplified versions of the large groundwater well stations. The project will have one additional pump station later this year. The new facilities conform to the Golden Gate Park master plan. The new facilities will be located close to other utility structures. The EIR is planned to be presented in June 2011.

Paul DeFreitas, Architectural Associate II, DPW BOA, presented designs that had been previously approved. He explained that the new design will use similar thematic language but express it for a smaller structure.

Martha Ketterer, Landscape Architect, said that the building is screened from the street and that screen will be enhanced. There will be grass pavers to maintain the existing wild landscape.

Mr. DeFreitas explained that the design uses channel glass section between the concrete and metal masses of the building. It is using the same board form concrete and zinc structure to representing technology emerging from the earth. He explained that the access road is also used as a jogging path.

The pump station located on overlook drive is more compact, but uses a similar design and materials. The landscaping will be hydroseed to go with the backdrop of a tall eucalyptus grove.

Commissioner Smith commented that the glass channel might not be necessary.

Commissioner Chow commented that the doors seem arbitrarily placed and should be integrated into the idea. He added that they may not need the zinc panels.

Commissioner Chow suggested flipping the box so that the opening can hold the door and louvers.

Commissioner Breitenberg commented that there is a lot of narrative attached to a utility building.

Commissioner Chow suggested that the zinc box be moved to the end and create a two piece building.

Commissioner Chow and Smith offered to review revisions to the design prior to the next review.

5. New Business

There was no new business.

6.

Adjournment: 5:28 p.m.

vmk 1/6/10

December 19, 2010 cancelled

Civic Design Review Committee - December 19, 2010

CIVIC DESIGN REVIEW COMMITTEE

Monday, December 19, 2010

3:00 p.m.

25 Van Ness Avenue, Suite 70

Notice of Cancellation of Meeting

The regular meeting of the Civic Design Review Committee of the San Francisco Arts Commission scheduled for Monday, December 19, 2010, has been cancelled.

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January 10, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, January 10, 2011

4:30 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. Calaveras Dam

Phase 3

(Phase 1 approved 4/19/10, Phase 2 approved 7/19/10)

Gilbert Tang, SFPUC

Peter Wong, SFDPW BOA

2. San Joaquin Pipeline Eastern Segment

Phase 2 and 3

(Phase 1 approved 4/19/10)

Tracy Cael, SFPUC Project Manager

Stanley So, SFDPW Project Architect

3. Central Subway - Portal

Phase 3

(Reviewed 5/1/09, Phase 1 approved 6/1/09, Phase 2 reviewed 8/23/10, Phase 2 approved 5/18/10)

Albert Hoe, Central Subway Deputy Program Manager

Kendall Young, Architect, Kendall Young Associates

4. Public Safety Building

Phase 1

Charles Higuera, FAIA DPW Program Manager Earthquake Safety & Emergency Response Bond

Laura Blake, RA, Mark Cavagnero Associates PSB Project Manager

Paul Woolford, AIA, HOK, PSB Co-Project Designer

Mark Cavagnero, FAIA, Mark Cavagnero Associates, PSB Co-Project Designer

5. Sidewalk Homeless Memorial

Phase 1

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Ian Brennan, Founder and Producer

6. New Business

7. Adjournment

vmk 1/5/2011

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January 10, 2011

Civic Design Review Committee - January 10, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, January 10, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

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Commissioners present: Commissioner Smith, Commissioner Breitenberg, Commissioner Stryker

Commissioners absent: None

Staff present: Jill Manton, Vicky Knoop

Call to order: 3:05

1. Calaveras Dam Water Outlet Structure and Electrical Control Building - Phase 3

Dan Wade, Project Manager, SFPUC explained that they the existing Calaveras Dam and necessary structures are in the process of being replaced. The replacement of a water outlet structure and electrical building are included in the upgrades.

Kent Ford, Project Architect, DPW BOA explained that the design has been changed only slightly from the Phase 2 review. The bridge design has been simplified by removing the corbels.

Commissioner Smith asked about the materials.

Mr. Ford replied that the building will be cast stone with a tile roof.

Commissioner Stryker asked if any materials would be salvaged from the historic building.

Andrew Maloney, Architect, DPW BOA explained that they will be using the materials for measurements and hope to reuse some of the roof tiles, but other items will not be able to be reused.

Motion to approve Phase 3 of the Calaveras Dam Water Outlet structure and Electrical Control Building: Commissioner Breitenberg

Vote: Unanimously approved.

2. San Joaquin Pipeline Eastern Segment - Phase 2 and 3

Stanley So, SFPW Project Architect, explained that this project is an extension of the San Joaquin

Pipeline upgrade program and includes the construction of a fourth backup pipeline. He presented images of the site and existing structures. He explained the changes since the previous review including modified score lines and window placement per the Commissioners request.

Commissioner Smith commented that the score lines of the buildings should be simplified further and presented an alternative direction.

Commissioner Stryker requested that the landscape include two oak trees as close to the building as possible.

Mr. So responded that the PUC has regulations about planting trees close to the pipelines, but would work with the engineers to find an appropriate location.

Motion to approve Phase 2 and 3 of the San Joaquin Pipeline Eastern Segment with the condition of adding two oak trees to the site and simplifying the score lines on the structure: Commissioner Smith

Vote: Unanimously approved.

3. Central Subway - Portal - Phase 3

Albert Hoe, Central Subway Deputy Program Manager introduced the project and briefly reviewed the comments from the last meeting.

Kendall Young, Architect, Kendall Young Associates, explained that they had redesigned the portal to address the Commissioners concerns. The portal now has a crown island with a vertical wall. He presented the granite tile that will be used for the traffic barrier.

The Commissioners agreed that the project team responded well to the comments from previous meetings.

Motion to approve the Central Subway Portal design: Commissioner Breitenberg

Vote: Unanimously approved.

4. Public Safety Building - Phase 1

Charles Higuera, FAIA DPW Program Manager Earthquake Safety & Emergency Response Bond, introduced the project team with representatives from HOK and Mark Cavagnero Architects. He explained that the Public Safety Building (PSB) is the first of several projects of the emergency response bond. The project team has been working closely with the Redevelopment Agency to reach out to the community about the new structure.

Laura Blake, RA, Mark Cavagnero Associates PSB Project Manager, explained that the building will house the Police Department administration offices, fleet parking, and renovation of the old fire station. The project will meet LEED gold requirements. The building aims to have a civic presence in the neighborhood as it will be the only civic building in Mission Bay. She presented the site plan and explained that there is a great deal of

growth projected around the site.

Mark Cavagnero, FAIA, Mark Cavagnero Associates, PSB Co-Project Designer? said that the project has been designed as an object visible from four sides as the rest of the area may not be built up for several years. One of the goals of the project is to create an integrated design with the existing historic fire station. The design has an elevated garden and the large massing is based on the idea on the idea of two sliding objects.

Paul Woolford, AIA, HOK, PSB Co-Project Designer? presented the interior spaces and their relation to the programming, sunlight, and environmental concerns. He explained that they are creating a generous public realm to give a more grand entry to the building by creating an entry court.

Ms. Blake explained that public art will be integrated into the design process and they are currently looking into two or three interior and exterior locations.

Commissioner Breitenberg said that he appreciated the the integration of historic elements and public spaces created by the set backs.

Commissioner Breitenberg left the meeting at 5:50.

Commissioner Stryker commented that the outdoor theme of the campus is a good direction. She added that this should flow around the corner and suggested shifting some of the elements in that area. She also suggested finding a better location for the handicapped parking space as it curtails the open space. She recommended shifting it back along the sidewalk.

Ms. Blake responded that they have been looking into new locations for the parking space, but are limited by parking restrictions on third street.

Commissioner Stryker said that the renderings should include street furniture, fire hydrants, and all other items on the street. She also requested more information on the art integration.

Susan Pontious, Director of Public Art, Arts Commission, explained that she has met with the architectural team to identify locations for the public art and artist qualifications submissions are being accepted through the end of the week.

Jill Manton, Director of Programs, Arts Commission, commented that bollards are not a good location for artwork due to maintenance issues.

Commissioner Stryker said that the trees on the roof garden seem out of place and suggested using lower plants. She added that the landscape plan could be pushed farther and suggested thinking vertically.

Commissioner Smith said that the two blocks shifting is a good way to stay off of the corner building. The facades and skin should be the big move on the project. He said the building is a bit static and should be more edgy. The way the outside frame relates to the building should be pushed farther and be more geometric. The frame needs to create more contrast to the building and create duality.

Commissioner Smith made a recommendation to approve Phase 1 at the next Arts Commission meeting.

5. New Business

There was no new business.

6.

Adjournment: 6:30 p.m.

vmk 2/4/11

vmk - 9/16/12 - meeting date corrected from January 11 to January 10

February 14, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, February 14, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. Firehouse No. 1

Informational Presentation

William Leddy, Leddy Maytum Stacy Architects, Architect

2. Groundwater Supply Well Stations - Golden Gate Park

Phase 1 and 2

Previously reviewed 11/15/10

Paul De Fritas, Architectural Associate II, BOA DPW

Martha Ketterer, Landscape Architect, BOE DPW

3. 2008 Restroom Bond program - Traditional Design

Phase 2

Previously reviewed 8/23/11

Marvin Yee, Project Manager, Recreation and Parks Department

Tony Leung, Architect, BOA DPW

Alejandro Pimental, Architect, BOA DPW

4. Sidewalk Homeless Memorial

Phase 1

Ian Brennan, Founder and Producer

5. Groundwater Supply Well Stations - Golden Gate Park

Phase 1 and 2

Previously reviewed 11/15/10

Paul De Fritas, Architectural Associate II, BOA DPW

Martha Ketterer, Landscape Architect, BOE DPW

6. Lafayette Park Renovation - Maintenance Facility

Phase 1

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Mary Hobson, RPD Project Manager
Lizzy Hirsch, DPW Landscape Architect, BOE DPW
Paul De Fritas, Architectural Associate II, BOA DPW
Jeff Miller, Miller & Co. Landscape Architect

7. Central Subway - Moscone Station

Phase 2

Previously reviewed 5/11/09, 8/23/10

Quon Chin, AIA Design Oversight Manager,

Michael Willis, Project Architect

Nasri Munfah, Central Subway Design Group Project Manager

Albert Hoe, Central Subway Deputy Program Manager

8. New Business

9. Adjournment

vmk 2/9/2011

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February 14, 2011

Civic Design Review Committee - February 14, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, February 14, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

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Commissioners present: Cass Calder Smith, Mark Breitenberg, Leo Chow, Dorka Keehn, Kimberlee Stryker

Commissioners absent: None

Staff present: Jill Manton, Vicky Knoop

Call to order: 3:05 p.m.

Commissioner Smith announced a change to the agenda. The 2008 Park Restroom Bond program would present first.

1. 2008 Park Restroom Bond Program - Traditional Design - Phase 2

Marvin Yee, Project Manager, Recreation and Parks Department, presented the background of the project which has two building designs. The traditional design will be reviewed at this meeting and the contemporary design will be presented at another time. The projects are part of the 2008 Clean and Safe Park Bond. The traditional design will go to bid first, followed by the contemporary design. All the work is to be complete by 2013.

Commissioner Keehn asked about the decision to have two designs.

Mr. Yee explained that there is a history of both a contemporary design and the iconic mission style design with a tile roof and white stucco.

Commissioner Keehn asked about the locations of the historic and contemporary designs.

Mr. Yee responded that the sites selected currently have the same style that is being proposed. He continued that there are variations on the prototype to accommodate other needs in the parks, such as adding an office or storage space. He presented the variations to the design.

The Commissioners commented that the office space in the restroom building should have more natural light and ventilation for the benefit of the person working inside.

Tony Leung, Project Architect DPW BOA, presented the colors and materials. He explained that the drinking fountain alcove will have a small mosaic art piece.

Commissioner Stryker said the roll up doors should be more interesting. She commented that murals could be considered.

Mr. Leung explained that the colors need to be chosen from those that the Recreation and Parks department already stocks due to graffiti problems on park restrooms.

Commissioner Chow commented that the traditional building will never look truly authentic. He suggested looking to the details to make it a modern expression of the traditional design. He suggested that they think about what would you build today that uses those materials.

Commissioner Smith suggested that they look at each restroom as one of a series of creative projects. He suggested researching other cities solutions to park restrooms. He also suggested the project team think about the proportions. The roof looks heavy compared to the building.

The Commissioners asked the project team to return with both sketches for the contemporary and traditional designs. The traditional design should add light and look closely at the proportions, details, and use of materials in a more modern way. The Commissioners suggested looking to the Julia Morgan buildings and restroom projects in other cities. They suggested looking at modern buildings in a very traditional context. Additionally, for Phase 2, the project team should present elevations of all sides of the building.

2. Groundwater Supply Well Stations - Phase 1 and 2

Paul de Freitas, Architectural Associate, DPW BOA gave a brief overview of the Groundwater Supply Well Stations project in Golden Gate Park. The scope includes two buildings that are similar in use and design. He explained that the idea for the project is to examine the relation between the mechanical equipment and the earth from which the water is drawn. He presented the changes to the design since the last review. The proportions of the "earth" and "mechanical" sections have been revised as well as the materials and appearance of the door. The new design uses board form concrete to define the ADA accessible parking space.

William Bulkley, Landscape Architect, DPW BOE presented the landscape plan which uses grass block paving and continues an existing hedge row. It is intended to blend in with the meadow grasses that are there. There will be stabilized crushed stone to help separate it from the road.

Commissioner Smith commented on the angles of the two sections.

Commissioner Chow commented that the LED light and card reader should be less visible and tucked into the other side. He asked about the retaining walls and suggested moving the location of the parking space at the central well station.

Motion to approve Phase 1 and 2 of the Groundwater Supply Well Stations - Golden Gate Park with the condition of revising the angles of the two masses, the LED lighting is moved to the less visible side of the door, and the parking space at the central well station is moved.

3. Firehouse #1 - Informational presentation

William Leddy, Project Architect, Leddy, Maytum, Stacy Architects, explained that this project is using private funds and is being built on private land that will be donated to the City upon completion. He presented an overview of the project and its location. The goals of the project are to create an utilitarian building with a civic presence that stands for stability and permanence. The project will meet LEED Silver certifications. Mr. Leddy explained the massing and finishes. The building will have a large bay window to express its civic quality to the street. He presented the buildings views and perspectives.

Commissioner Keehn asked about the numbers of lockers for female fire fighters.

Commissioner Stryker asked about the rain garden functions and if it could hold the load of runoff from the building.

He explained that the rain garden is five feet by 70 feet long. The site uses mostly pervious concrete or asphalt.

Commissioner Chow asked about the screen.

Mr. Leddy replied that it is a stainless steel mesh hung on a light steel frame.

Commissioner Chow said that the mesh area over the garage doors should bold and civic.

Commissioner Smith commented that the building is massive and fortress like, yet the architect is trying to make it light and it is currently caught in between. Commissioner Smith said that the masses may need to be more vivid and clear. He suggested that the book ends of the building could be different and the housing mass separate.

Commissioner Chow commented that the building doesn't feel utilitarian and it seems polite. He added that the west side has strength.

Commissioner Smith said that it looks a tiny bit like a south of market loft building and that the architect should think about how red doors are iconic of fire stations. He should also study the articulation of the massing.

4. Sidewalk Homeless Memorial

Ian Brennan, the project sponsor, explained that this project is a memorial is for those who have died homeless in San Francisco and intends to promote dialogue. He presented the drawing of a bronze chalk outline to be inlaid into the sidewalk and explained that it would have a raised edge for drainage.

Commissioner Smith asked about the materials and construction.

Mr. Brennan responded that the project will be bronze.

Commissioner Breitenberg said that it is a memorial is grimly anonymous.

Commissioner Stryker asked about the number of people who die on the sidewalk.

Mr. Brennan responded that twelve people die a year that die from being homeless. This does not include secondary causes such as overdose.

Commissioner Stryker said that it is the job of the Committee to work with the project team to find out the best solution for the public. She added that it should be taken into consideration that the sidewalks in the public realm have a great deal of utilitarian and decorative elements.

Commissioner Keehn left the meeting at 5:20 p.m.

Commissioner Stryker suggested making the project temporary.

Mr. Brennan responded that people are dieing permanently and deserve something more.

Commissioner Stryker commented that she would like the project to look to solutions for the problem. The current design creates a nebulous outline of a person shrunken down to half size and does not bring dignity to those who have died on the street.

Commissioner Keehn returned to the meeting at 5:33 p.m.

Commissioner Smith said that, from an artistic standpoint, he likes it, but doesn't think that this design is appropriate as a permanent memorial. He expressed dissatisfaction with the concept of the memorial.

Commissioner Breitenberg commented that memorializing and creating a controversy are different things.

Commissioner Chow said that he didn't see how this design calls more attention than the people on the street. He asked about Mr. Brennan's openness to new interpretations of the idea. He suggested a public competition.

Commissioner Keehn commented that it should be the will of the people to place a permanent memorial.

The Commissioners agreed that the design as presented could not be approved and asked staff to provide other examples of privately funded memorials in San Francisco.

Commissioner Keehn left the meeting 5:40 p.m.

5. Lafayette Park Renovation Project

Mary Hobson, Project Manager, Recreation and Parks Department introduced project team. She explained that there are two new features including a children's play area and a maintenance facility.

Lizzy Hirsch, Landscape Architect, DPW BOE presented the programming plan of the park. The planning will be restoring pathways and creating accessible planting to connect program elements. She explained that there is another designer for the playground area. There will be a new accessible path.

Commissioner Keehn joined the meeting 5:54 p.m.

Jeff Miller presented a site plan with the existing play area including the playground and yard.

Commissioner Breitenberg left the meeting at 5:56 p.m.

Jeff Miller presented the playground which includes water features, swings, climbing elements and stroller parking zones.

Paul De Frietas, Architectural Associate, DPW BOA presented the plans to replace a shipping container currently at the top of the summit. The redesigned building will be built of modified shipping containers and relocated to a less prominent position.

Commissioner Chow left the meeting at 6:05 p.m.

Commissioner Smith said that it's a good solution but to be careful about the design.

Commissioner Stryker commented that this is a large project and while to programming isn't changing, the character of the park is changing substantially. She requested a site visit with the landscape architects to better understand the park and proposed renovations.

Motion to approve the Lafayette Park Renovation on the contingency of a site visit to review the landscape plan: Commissioner Smith

Vote: Unanimously approved.

Central Subway Moscone Station was tabled until a later date.

6. New Business

There was no new business.

7.

Adjournment: 6:30 p.m.

vmk 3/25/11

March 21, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, March 21, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. San Antonio Backup Pipeline, Chemical Facility and Electrical/Control Building

Phase 3

Previously reviewed 5/18/09, 6/15/09

Vivian Chow, SFPUC Project Manager

2. Central Subway - Moscone Station

Phase 2

Previously reviewed 5/11/09, 8/23/10

Quon Chin, AIA Design Oversight Manager,

Michael Willis, Project Architect

Nasri Munfah, Central Subway Design Group Project Manager

Albert Hoe, Central Subway Deputy Program Manager

3. Central Subway – Union Square Station

Phase 2

Previously reviewed 5/11/09, 8/23/10

Jane Wang, P.E. Oversight Manager

Robin Chiang, Project Architect

Nasri Munfah, Central Subway Design Group, Project Manager

4. Firehouse No. 1

Phase 1

Previously reviewed 2/14/11

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William Leddy, Architect, Leddy Maytum Stacy Architects

5. Tesla Portal Protection

Phase 1

Chrill Nelson, regional Project Manager

Ben Herston, Project Designer, MWH

6. New Business

7. Adjournment

vmk 3/16/2011

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March 21, 2011

Civic Design Review Committee - March 21, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, March 21, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Cass Calder Smith, Kimberlee Stryker, Leo Chow, Dorka Keehn

Commissioners absent: Mark Breitenberg

Staff present: Vicky Knoop

Call to order: 3:05

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1. Central Subway - Moscone Station - Phase 2

Michael Willis, Project Architect, presented a walk through of the Central Subway Moscone Station. He explained that the project team met with Commissioner Chow earlier in the month and the design has been modified with his recommendations. Since the last review, the transportation oriented development has been moved off the top of the station to a site directly adjacent to the station. Landscaping elements include street trees and bike racks. He presented the elevations, perspectives, and sections. He said that one of the goals of the design is to bring as much natural light as possible into the ticketing area. The elevator shaft and use of glazing will channel light from the ground level. He explained that the station roof has been redesigned to be more sculptural and become a canopy over the station. The ticketing lobby has reduced the number of beams. He explained that the concourse level is still in the process of being redesigned.

Commissioner Smith commented that he likes the direction of the new design. It is the right move to pull the canopy from the corner.

Commissioner Chow said that on the above ground station, the columns seem large for the reduced roof size.

Commissioner Stryker asked if the street level planters are intended to be a seating area.

Mr. Willis responded that it is still to be determined.

The Commissioners agreed that some seating would be preferred.

Commissioner Stryker said that the Ginkos selected for street trees are very slow growing and suggested that they look into other tree types and sizes for the difficult growing conditions.

Commissioner Chow commented that the architecture is greatly improved, especially in the ticketing level. He suggested creating a raising the canopy and have the landscape move under it. The canopy should be as light as possible and the beams should disappear. He suggested combining elements like the ticket kiosk with the support beams. The design needs to be kept very simple.

Motion to approve Phase 2 on the contingency that the design team meet with a Commissioner prior to Phase 3 review: Commissioner Smith

Vote: Unanimously approved.

2. Central Subway – Union Square Station - Phase 2

Jane Wang, P.E. Oversight Manager introduced the project and explained that the station is two blocks long from Market Street to Union Square. There will be a new entrance at Union Square and the addition of some functional elements like new elevators. She introduced Robin Chiang, Project Architect.

Mr. Chiang presented site photographs, sections and perspectives. The south entrance will use the existing entry with a new elevator to street level that will clone the existing BART elevator. The north entry will be tucked into the Union Square parking garage. He explained that they have created a station that will stand up to the eventual changes in service and can be updated without harming the original architecture. He presented images of the platform, ticketing areas, and above ground structures at Union Square.

Commissioner Smith said that he is very uncomfortable with the design as presented. He commented that it should not be decorative, and the design team should look into Norman Foster or the Waterloo Station in London. He said the design should be started from scratch.

Commissioner Keehn agreed that there is a great opportunity that is being missed as this is one of the most important and most visible places of San Francisco.

Commissioner Stryker asked about the studies that happened to create the above ground station at Union Square.

Mr. Chiang said that the Business Improvement District would like to have as little difference in the design as possible from the rest of Union Square.

Ms. Wang said that the architecture of the Union Square station is meant to blend in to the existing park.

The Commissioners agreed that it is the wrong direction and the station should be the focal point of Union

Square.

Commissioner Keehn said that providing a beautiful design would encourage the local community to be interested in the change.

Commissioner Chow said that this must be a world class design and can not be mediocre in any way.

Commissioner Smith asked the project team to return with a reconsidered conceptual design. He added that they seem to have been given a completely preengineered building and the architects and engineers need to work together to come up with a better design solution.

3. Firehouse No. 1 - Phase 1

William Leddy, Architect, Leddy Maytum Stacy Architects gave a brief overview of the project. He addressed the Commissioners commented from the last meeting including the revised massing. He presented the new perspectives and explained that they have decided on a very small joint pattern in the panels of the building.

Commissioner Smith opened the floor to public comment.

Co Dare, a property manager on Falmouth street commented that he is concerned about safety on that street corner. He urged the architect to add windows to that corner to provide security. He added that he hoped the new fire station would be able to give back to the community in this way.

Commissioner Smith closed the floor to public comment.

Commissioner Chow said that there is a series of moves that make it very residential in scale. The bay window is the size of a residential window. He added that they should remove the cut outs and make the screens as big as possible. He also said that the red color is about the doors in the front.

Mr. Leddy responded that there is an interesting tension between the function of the building and how it impacts the design.

Commissioner Chow said that the proportion of the window is the problem.

Commissioner Stryker asked Mr. Leddy to address Mr. Dare's comments.

Mr. Leddy said that security will be addressed by removing the parking on the street and providing lighting. He added that crime rates drop when a fire station is added to a neighborhood.

Mr. Dare requested that the sidewalks be wider around the fire station.

Motion to approve Phase 1 of the Firehouse no.1 project with the contingency to look into the massing of the window and screens: Commissioner Chow

Vote: Unanimously approved.

4. Tesla Portal Protection - Phase 1

Tracy Cael, Project Manager, explained that the facility is part of the Hetch Hetchy water system and the building is used for maintenance of a pipeline.

Ben Herston, Project Design, MWA presented an aerial view of the area and site plan. The existing buildings on site include housing for a PUC staff person and other maintenance buildings. The building is functionally based and mostly covered in earth with has a jib crane to access equipment. He presented the perspectives of the building.

Commissioner Smith commented that the building should have an angle in place of the corner cut out on the side of the structure. He also suggested running the wall higher on the top to remove the railing.

Commissioner Chow said that the design could work more with the earth that covers it.

Commissioner Stryker requested that at least two oak trees are planted on site.

Motion to approve Phase 1 of the Tesla Portal Protection Phase 1: Commissioner Stryker

Vote: Unanimously approved

5. New Business

There was no new business.

6.

Adjournment: 5:35 p.m.

vmk 3/25/11

April 11, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, April 11, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

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1. **San Antonio Backup Pipeline, Chemical Facility and Electrical/Control Building**

Phase 3

Previously reviewed 5/18/09, 6/15/09

Vivian Chow, SFPUC Project Manager

Kent Ford, Project Architect

2. **Cabrillo Playground and Clubhouse Renovation**

Phase 1

Paulina Araica, Project Manager, Recreation and Parks Department

Andy Maloney, Project Architect, Department of Public Works BOA

Jasmine Kaw, Landscape Architect, Department of Public Works BOA

3. **Davies Symphony Hall Poster Holders**

Phases 1 and 2

Debra Nichols, Designer

Nick Elsner, Department of Public Works

4. **Public Comment**

(This item is to allow members of the public to comment generally on matters within the Committee's purview as well as to suggest new agenda items for the Committee's consideration.)

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5. New Business

(This item is to allow Commissioners to introduce new agenda items for consideration.)

6. Adjournment

bms 4/7/2011

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April 11, 2011

Civic Design Review Committee - April 11, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, April 11, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

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Commissioners present: Cass Calder Smith, Mark Breitenberg, Dorka Keehn, Kimberlee Stryker

Commissioners absent: Leo Chow

Staff present: Brianna Smith

Call to order: 3:06

1. San Antonio Backup Pipeline, Chemical Facility and Electrical/Control Building - Phase 3

Kent Ford, Project Architect, DPW BOA presented slides for the pipeline, chemical facility, and control building that will be located in Sunol, CA. The pipeline will run from the main water line at the south of the property to the north, and it is for emergency water discharge. He explained that there will also be two structures built. The water must be treated, which necessitates the construction of the chemical facility. And there will be a building to house the electrical control panel.

Mr. Ford presented the site plan and construction drawings for the chemical facility. He explained that there is already a building for this purpose on the site, so instead of selecting a different design, the design will be similar to the one that is already there, reasoning that it makes more sense to use the "established vocabulary" for chemical facilities. This new facility will be just on the other side of the road from the existing one. Additionally, there will be disabled parking added.

Mr. Ford also showed a floor plan for the chemical facility, along with construction plans. There will be an electrical room in the southwest corner of the building and large tanks for treating chemicals. There will be woven-wire mesh around facility in order not to trap fumes and chemicals inside. Mr. Ford presented sections of the facility as well as exterior elevations. He explained that the plans had included cross-bracing, they were changed to v-shaped bracing, and are now back to cross-bracing.

Mr. Ford then presented plans for the electrical control building, including Phase 2 construction drawings and elevations. The building will house control valves and devices inside of valve box. There will be a parking lot adjacent to the building and an accessible travel route around building. Mr. Ford also presented floor and roof plans as well as exterior elevations. He pointed out that the light fixture was shifted over slightly. There will be a solid glass block on west exterior.

Commissioner Smith asked if it was possible to get rid of one row of glass blocks on the exterior in order that the window lines up with the lines on the building itself. Mr. Ford agreed this is possible.

Motion to approve Phase 3 of the San Antonio Backup Pipeline, Chemical Facility and Electrical/Control Building

Vote: Unanimously approved

2. Cabrillo Playground and Clubhouse Renovation - Phase 1

Paulina Araica, Project Manager, Recreation and Parks Department introduced the project. Cabrillo Playground is one of twelve facilities being renovated and one of two facilities in the Outer Richmond. This playground is located between 38th and 39th streets, between Fulton and Cabrillo, midblock in a residential neighborhood. It is ten blocks away from Fulton playground and within half a mile from an elementary school and a high school.

Ms. Araica explained that the modifications to the playground will include an overall conditioning of the park landscape, which currently includes two basketball courts, one tennis court, and lighting; as well as a renovation of the clubhouse. The clubhouse is 50 years old, so it has been mandated as a historical preservation project by the San Francisco Planning Department.

Ms. Araica explained that the clubhouse is currently is used for special events by the community, such as senior group gatherings and social events. The project team has held three community meetings in the last year, and community members have been invested in the design of the playground.

Jasmine Kaw, Landscape Architect, presented site photographs and plans for the existing space, which showed two basketball courts, a tennis court, a clubhouse, and upper and lower play area/recreation spaces. There is currently a six-foot vertical difference between the lower playground and the clubhouse. At the clubhouse level, there is a small pre-school age play area. She also presented existing site elevations showing that 39th Ave is fairly flat, while 38th, where clubhouse is, has a slight grade difference. Ms. Kaw explained that the goal with this project is to look at renovating the entire recreation space, as well as the two play areas.

Ms. Kaw said that the design process for the playground began by looking, with community, at city-wide playgrounds, many of which have been renovated as part of the first Rec & Park bond process, such as Lincoln, Argonne, and Rossi playgrounds which are all in the vicinity.

Commissioner Breitenberg asked Ms. Kaw to elucidate what had been wrong with plans at earlier phases that the community helped to solve.

Ms. Caw explained that the entire space was asphalt and the lower playground was a play area with a little bit of sand. Part of the bond project is to try to meet accessibility requirements. The current playground is not accessible by current standards. It was last renovated in the late '70s or early '80s, and the community felt that this hardscape wasn't inviting or attractive. Further, the two play areas on two different levels was a problem, as the community would like play space on one level, and to have play space on same level as Clubhouse to be used as a gathering space.

Ms. Caw showed the final site plan and explained that the community was willing to give up a half basketball court in order to create a more accessible and attractive play space on one level of the site. The new plan will move the pre-school play area to the lower level and expand the school age play area. It will also remove the concrete steps that currently come from the clubhouse down six feet to the lower level. The community felt that the steps were not necessary, because the ramp is preferable for most people, and the Parks Department had put a guard rail along steps that makes use of steps difficult.

Ms. Caw pointed out that the new plan moves steps to either side of the school-age play area and gives a wider, more comfortable passageway in front of the clubhouse that also allows for a community space. There will be a retaining wall with a guard rail and barrier where the steps currently are, which will make the play structure accessible from the clubhouse level. The existing ramp will remain, but will be reconstructed in order to bring it up to code. Ms. Caw also pointed out a corner slide that will provide another transition between the two levels. This will be made with poured in-place concrete.

Ms. Caw indicated that there will be a new accessible entry from 38th Avenue. Previously, there was a maintenance gate on 39th, but community members asked for the 39th entrance to be as interesting and inviting as the one on 38th. Ms. Caw further explained that this new entrance will be more inviting via the use of gate and fencing materials, as well as landscaping.

Ms. Caw pointed out that the pre-school age (2-5) and school age (5-12) play areas will have a path running between them that connects the two points of entry on 38th and 39th avenues. The floor of both play areas will be made from recycled car tires, which is the only material that meets code in San Francisco (though fur bark is considered acceptable in some other places). This rubber will be poured in-place.

Ms. Caw detailed the play equipment choices, which considered the other built elements in the area and accounted for the fact that community strongly favors an ocean theme, as the park is close to beach. The play equipment will include a Big Ship Play Structure (for pre-school aged children), bucket swings, see-saws, and a turtle climber that will be part of the lawn area adjacent to the play areas. Ms. Caw also showed images of the corner slide and the play structure that will be in the school age play area, which features a bridge that connects to the upper clubhouse level and has a design that gives a sense of a sea wreck shelter. The area will also feature two individual rotating chairs, which together create social play.

Ms. Caw showed the proposed site elevation and pointed out the five-foot rise from the school age play area to the guard rail on clubhouse level.

Commissioner Breitenberg asked if the slope will have grass on it.

Ms. Caw responded that the slope will have the same rubber matting on it that the floor of the playground areas do. The design team decided not to plant that hill because kids will likely trample any planting, as they will not use the staircase to go between the bottom and top of the slide, but will instead climb up the slope to the slide. Ms. Caw explained that the rubber will make it part of the play element and will also meet safety requirements, and that the rubber wall will possibly include the addition of hand-holds. Ms. Caw pointed out that the left-hand side of the slope will contain some planting, and the middle part of this slope will be a vertical wall. The community is looking to raise funds for tiles to embed into this wall, or to possibly use it as the site for a mural.

Commissioner Stryker asked if, based on concept plans, there was a reason to treat the wall.

Ms. Caw responded that there will also be some seat-height walls along the edge that may get treatment too. This will tie into seaside theme.

Ms. Caw pointed out that the Arts Commission will be working on an art element that will be part of the perimeter fence structure, which is currently a chain link fence. Frontages are important because the playground is hidden away, and people often don't know about it. By adding an inviting veneer, the park can be more a part of the community.

Commissioner Breitenberg commented that passers-by can currently see through the chain link and asked if the new wall be see-through.

Ms. Caw agreed that transparency is still important. From a security standpoint, the designers do not want the park to be closed in. Currently, it's galvanized chain link. Ms. Caw said she is looking at fencing material that might even include artwork, something playful, like animal cutouts in metal that are added onto the fencing material, possibly in combination with a more modular system.

Commissioner Stryker commented that while she respects issues of code and children's safety, it is lamentful that children have places that are so code-oriented and hard on their imaginations, which need to be developed. She asked if it would be possible to come up with ideas to make the playground more creative while still safe. Some ideas might be things that attract bugs (plant materials, perhaps) which would help children connect to nature. Also, the built-in seating will be important, as it will invite parents to stay longer. She commented that these lower walls might be a good opportunity to introduce children's play or water play or an art project. She suggested a push-button that has water come out, or perhaps a narrow area with sand.

Ms. Araica pointed out that there are limitations on the use of sand in recreation centers because of the

need for cleaning it, and that water also poses difficulties because such structures require more maintenance. She also pointed to the project's limited budget of \$2.8 million, which must cover renovations of both the clubhouse and playground. Because the clubhouse is a historically significant building, its renovation will cost close to \$1 million. She agreed that more interactive and imaginative elements would be nice, but pointed out that the proposed play structure is giant compared to what is in place at other community playgrounds.

Commissioner Stryker suggested using anything creative, even piles of logs. She commented that it is sad that budgets constrain creativity for so many of the communities that need it.

Commissioner Keehn suggested bringing in artists to make their recommendations for making these spaces more unique and playful. She commented that as the community explores artwork like tiles for the vertical wall and conducts fundraising for that, perhaps it would be possible to push this exploration further and think about something that would be interactive for the kids.

Commissioner Stryker commented that kids will want to control and move things. This is a tough problem and she applauded the design team's effort to make it a greener place. She wondered if there is any way to leverage funds for more creative, art-related structures.

Ms. Araica cited other spaces that have more involved features, like the Koret Children's Quarter, a playground in Golden Gate Park, that has sand and a bigger area. She pointed out that there are other areas in the city with water, but this budget cannot allow for it. She stated that this is a compromise with the community. She is happy to look into other options, but the designers must work within the budget and safety regulations.

Ms. Caw expressed her gratitude and excitement about the community's fundraising efforts, as well as the Arts Commission's art project.

Commissioner Breitenberg asked if Ms. Caw is very far along in the landscaping and was wondering what types of trees will be included

Ms. Caw responded that the ideal would be trees without low branching patterns, so that they do not get in the way of children. She expressed interest in finding something that will survive in this area. Prunus kwanzan cherry trees, for instance, are small to mid-sized trees that provide a vase-shaped canopy, so the branches grow up. These trees would add flowers, which is nice to see in the middle of the Sunset. They are not evergreen, and the deciduous leaves allows for light to filter through. She commented that whatever goes into the planters will have to be tough, as the plants will get little to no maintenance, and she is considering something with color like phormiums.

Commissioner Smith commented that it looks as though there is good effort to green the area and asked if the designers had looked closely at the shape of the playgrounds to allow for more lawn.

Commissioner Keehn suggested that a picnic area might also allow for more grass.

Ms. Kaw responded that the picnic area is a flex-use community area. It is hardscaped to allow for things like a ping-pong table. She pointed out that the dash lines on the plans show fall zones for the play equipment, and by code, these cannot overlap. She would like to minimize the empty rubberized space as much as possible, but the dotted fall lines are determined by height (the larger the structure, the bigger the area around it) and cannot overlap.

Ms. Araica pointed out that the community wanted as much sand and lawn as possible, and that there was a lot of resistance to concrete. In these plans, the lawn will be 700 square feet, which will be a substantial area.

Commissioner Stryker asked if it might be possible to mitigate the fall zone area with shrubs, perhaps along the perimeter, maybe something to attract butterflies.

Ms. Araica responded that the community wanted more play structures for the kids, and that there is currently perimeter planting on the sidewalk (shrubs and ornamentals that community has planted). She mentioned that there is also a dahlia garden on 39th Avenue.

Commissioner Smith wondered if it might be possible to use synthetic grass. The new types are very realistic and durable. Presidio Playground has this as matting under the play structures.

Ms. Caw responded that the community is against synthetic turf. She commented further that as a landscape architect, it is hard for her to embrace the idea of using synthetic grass.

Commissioner Smith offered an overview of the committee's requests for the playground's phase 2 review: Add more green, if possible. Provide more detail on fencing and on plant material for landscaping. Show where rubber matting will feature colors and patterns. Take another look at wall for opportunity for art.

Andy Maloney, Architect, DPW BOA and Raphael Gutierrez, Architectural Associate, DPW BOA presented plans for the clubhouse renovations. Mr. Maloney pointed out that the building will not be expanded, just restored, with some interior modifications. The clubhouse was originally built in the 1940s, and the goal is to restore the building with materials that would have been used at that time. For instance, currently, there are steel hollow metal doors and the plan is to restore them to wood. Mr. Maloney also pointed out that the grills that are currently over the windows would be removed and the steel sash windows will be restored. He noted that the bay window had some water damage that must be fixed and the original copper roof on the bay windows will be restored. He noted that copper leader heads remain. Additionally, the building's wood gutters have fallen off and will be replaced. He also noted that they plan to remove the security lights from the outside of the building and replace with something nicer looking.

Commissioner Smith asked if the copper roof shingles are historically accurate.

Mr. Maloney confirmed that historical pictures show a copper standing seam.

Mr. Maloney went on to detail that the interior is all knotty pine. This wood will be restored, and a new kitchen, also of knotty pine, will be installed.

Commissioner Breitenberg asked what the lighting in main room looks like.

Mr. Maloney responded that there is one chandelier and a few wall sconces. He confirmed that he will do some more research on that.

Mr. Maloney showed interior elevations. He noted that they have started to work on interior elevations of kitchen and plan to have it very carefully restored.

Commissioner Smith asked that the team come back with real materials and more drawings for phase 2.

Public comment:

Devorah Joseph, a member of Friends of Cabrillo Playground, testified that her family has lived next door to the playground for 60 years. This, for her, is a spectacular project. She herself grew up playing here and most families in the area have been there for a long time. She noted that the community was involved at every stage, and that the public was even enabled to see photos from Ms. Caw and to vote online.

Ms. Joseph attested to the community's preferences to see the stairs taken out, to see more play structures, and to not see the clubhouse changed. Additionally, most families do not want the playground to have sand. Community volunteers have had to look for things in the sand on clean-up days, and hypodermic needs have been found there. She stated that the community was also adamant that they do not want synthetic turf. The types of turf that would be affordable for this project are not so authentic or desirable.

Ms. Joseph also mentioned that Steve Elder, the head gardener for the playground, was present at all of the community meetings to weigh in on whether options are viable and maintainable. Ms. Joseph said that the community loves the idea of introducing a water feature, but a lot of mothers said that the Outer Richmond gets foggy and cold and they would not like their kids to get wet and cold. Ms. Joseph also responded to the desires expressed by commissioners to see opportunities to interact with insects, noting that the neighborhood's dahlia garden is a project she implemented and oversees, and that when they release the ladybugs, they invite whole community out.

Motion to approve Phase 1 of the Cabrillo Playground and Clubhouse plans, subject to the committee's requests that Phase 2 incorporate more green area, provide more detail on fencing and plant material for landscaping, show where rubber matting will feature colors and patterns, and consider walls in the area as opportunity for interactive art.

Vote: Unanimously approved.

3. Davies Symphony Hall Poster Holders – Phases 1 and 2

Nan Keeton, Head of External Affairs for the SF Symphony and Debra Nichols, Designer, presented plans for exterior vitrine lighted cases that will showcase programs outside of Davies Symphony Hall.

Ms. Keeton noted that the symphony is turning 100 next year, and they will be celebrating for the full year. She noted that it is important that the symphony be a part of the community, and that this anniversary highlight that the symphony belongs to the city. This city was founded by music makers, and the symphony's core mission is to be a part of the city. It is one of the busiest symphony orchestras in the world, with over 220 presentations per year, and a different presentation every week, so there is an enormous need to get out information to tourists and patrons in city.

Ms. Nichols presented plans for the poster holders. She noted that she first did a survey of other poster holders and display materials in the neighborhood, looking at similar structures at the Asian Art Museum, the War Memorial Opera House, and the Bill Graham Civic Auditorium. Additionally, she looked at details on the exterior and interior of Davies Symphony Hall and the architecture by Chuck Bassett. She noted that there are already poster cases at the building's entrance on Grove Street and throughout the box office area. These are setbacks with non-illuminated cases. Ms. Nichols noted that the new cases will use a similar brushed metal, but will introduce LED lighting that the others do not have. At the bottom of the cases, the name of the hall will be in a font that has been used consistently throughout the hall. The cases may be used by other groups. For instance, the symphony would share them with the Veterans War Memorial Building, who is the symphony's landlord.

Ms. Nichols pointed out that the symphony's posters are dense with information, and that there are different levels of information that become legible at various reading distances. It is important for the public to be able to see the posters any time, day or night. She noted that the posters are double sided.

Ms. Nichols pointed out that the poster holders will allow for identification of the symphony hall and increased visibility for programming. The plans for the holders were already approved by the Historical Preservation Commission and the Department of Public Works. It is being presented here because the holders are beyond the property line. They would otherwise have to be up against the building, and this placement makes them much more visible.

Ms. Nichols noted that the bus queuing area on Van Ness Avenue presents a perfect opportunity for two poster holders that are consistent with the existing plant holders. She said that visibility may increase further now that parking fees are timed parking spaces with a pay station, so parking meters might be lowered or taken out. She further detailed that there will be four signs on Grove Street. She is still considering the manhole cover in one spot, but generally looking at placing four poster holders along that side of the building.

Ms. Nichols presented photos that showed that the team had placed large boards that represent the same size and height from the ground, a height which is ADA compliant, on the street and studied

pedestrian traffic paths and right of way. She presented views of walking around the building perimeter, looking east on Grove Street, looking at the hall from across the street. During this set-up, there were many pedestrians who stopped by to read the posters and some even asked where they could buy tickets. Even this trial run was a positive experience of bringing the symphony onto the street. She noted that the two signs on Van Ness will be slightly narrower than the planters. The signs will not be in the walking path, as they will be located between the planters. She pointed out that the big plaza area behind the Henry Moore sculpture can be vacuous, and this brings some liveliness to that space. She noted that a comparative space is outside of Lincoln Center.

Commissioner Smith inquired if the signs outside of Lincoln Center are LCD.

Ms. Nichols responded that they are a combination of LCD and fixed.

Commissioner Smith asked if the team had considered doing something more interactive like LCD.

Ms. Keeton noted that the symphony looked at some proposals that included features like LCD, but that where the institution is now and the type of info it feels is important to get to the public does not require such technology. She mentioned that the poster holders will serve multiple arts organizations, and that the financial scope of the project makes these designs a better fit. She noted that the Henry Moore sculpture is gorgeous, but that pedestrians do not have many cues, especially at the pedestrian level, to let the public know what the symphony hall is. She further acknowledged that providing an "electronic welcome mat" is key to arts engagement, and she believes these designs do that.

Commissioner Smith asked if the designers had considered making the holders bigger.

Ms. Keeton noted that these are 40 x 70 inches, which is the standard poster size, called "three sheets," and that this size fits with graphic tradition.

Commissioner Stryker asked if the poster holders are permanent. She also wanted to know if they need two posts, or if they could be mounted on one post or raised up a bit. She said that she is concerned about the public right-of-way and questions any installation on sidewalks that take up space. She also questioned whether the poster idea will achieve the intended effect, noting that Van Ness is a mostly car-oriented zone without being so pedestrian oriented.

Ms. Nichols noted that the scale of the art on the posters is such that they are free-standing banners. They are layered in terms of how passers-by will read them, and that drivers will get some information even if they do not see all the details. She also mentioned the massing effect of multiple posters around the building, that the sum of the parts is greater than the individual pieces. She said that they aim for a twofold presentation and impact: vehicular and pedestrian.

Ms. Keeton noted that many of the symphony's patrons take Muni down the Van Ness corridor, even though it is true that Franklin gets more vehicle traffic.

Commission Stryker commented that the banners on Davies Symphony Hall really capture attention. They're really elegant.

Ms. Nichols acknowledged that the banners are beautiful, but that because of the building's set-backs and the overhang of the canopy, passers-by don't often see them.

Commissioner Breitenberg asked how broad the sidewalk is in front of the hall.

Ms. Nichols responded that it is very broad, about 100 feet.

Commission Smith inquired if it's possible for the poster holders to make sound. He mentioned the Diller + Scofidio LCD ones at Lincoln Center, that he is not sure they are successful, but wondered if there is a similar way to take these to the next level.

Ms. Keeton responded that the symphony has plenty of audio resources online and that it would be great for the posters to trigger people to go to these resources and access the music that is available.

Commissioner Breitenberg commented how great it is to transmit that information via the web, and that this is not an expensive measure.

Commissioner Smith noted that he likes the sound dimension. Even if it is a looped sound byte, which he admitted sounds canned, it will be intriguing for pedestrians.

Commissioner Keehn noted that the sounds on the street could drown out any audio coming from the poster holders, and that passers-by would have to get very close in order to hear them.

Commissioner Smith suggested that maybe each sign holder play a different composer.

Ms. Nichols offered that maybe there be a transmitter that allows the holder to play material that is already on the symphony's website. She also suggested that the designs allow for an audio dimension to be added in the future, even if it is not possible to execute now.

Ms. Keeton acknowledged that Seattle's symphony has a similar set-up.

Commissioner Smith said that the audio component could be a four-by-four foot structure like many people have under their TV at home.

Ms. Nichols mentioned that in department stores, there are often small hoods with sound in front of make-up counters that allow patrons to hear music, but not to blast music out into the full space.

Commissioner Smith noted Bill Fontana might be a good sound artist to work with.

Ms. Keeton responded that the symphony has talked with him already about other projects and would be

happy to follow up with him.

Commissioner Stryker offered that it would be nice to tie in visual art to the art of the symphony.

Ms. Keeton said that she has toured Davies Symphony Hall with Luis Cancel and Jill Manton of the Arts Commission with the goal of making them aware of the resources the symphony has and what is there to offer to the public. She would be happy to talk to Arts Commission staff to explore striking ways to catch people's attention.

Ms. Nichols mentioned that the symphony hall is a large public space, but that people do not often engage with the pedestrian area outside of the hall. Some sort of buzz around the building would be exciting. She went on to note that her team is under a timeline to have everything installed by July, and she would be grateful for any movement that would allow them to start to build the holders.

Commissioner Stryker asked if the symphony might consider installing something temporary.

John Hughes, General Manager of the SF Symphony, pointed out that there are a lot of issues with dynamic signage that can distract drivers. He also mentioned that there are rights issues with using audio in street signs.

Commissioner Smith noted that these holders will be powered anyway, for the lights, so the design team can look into providing for future upgrades. He said that it would be good for whatever audio component is put into holders not to show, as this will cut down on vandalism. He asked if the design team might talk to an audio/visual specialist to account for whatever might be done in the future in the current plans.

Ms. Keeton said the symphony can commit to wiring for future states, and they are definitely excited about activating the space outside of the hall, possibly with a visual artist or sidewalk art as well.

Commissioner Smith requested that the design team present A/V options to the committee in advance of the presentation of Phase 3.

**Motion to approve Phases 1 and 2 of Davies Symphony Hall Poster Holders design, on the condition that Phase 3 shows incorporation of audio possibilities for future implementation.
Vote: Unanimously approved.**

4. Public Comment

There was no public comment.

5. New Business

There was no new business.

6. Adjournment: 5:35 p.m.

vmk 6/3/11

bs 4/11/11

May 16, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, May 16, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

70.3
#1
1/16/11

1. **Lafayette Park Renovation and Maintenance Building**

Phase 2

Previously reviewed 2/14/11

Mary Hobson, Project Manager, RPD

Lizzy Hirsch, Landscape Architect, DPW BOE

Jeff Miller, Landscape Architect, Miller & Co.

Paul De Freitas, Architectural Associate, DPW BOA

2. **Central Subway - Union Square/Market Street Station**

Phase 2

Previously reviewed 5/11/09, 6/1/09, 8/23/10, 3/21/11

Jane Wang, P.E. Oversight Manager

Robin Chiang, Project Architect

Nasri Munfah, Central Subway Design Group, Project Manager

3. **San Francisco County Jail 3 Replacement**

Phase 1 and 2

Stephen Kay, Architect, DPW BOA

Rommel Taylor, Architectural Assistant II, DPW BOA

4. **Firehouse No. 1**

Phase 2

Previously reviewed 2/14/11, 3/21/11

William Leddy, Architect, Leddy Maytum Stacy Architects

5. **Public Comment**

(This item is to allow members of the public to comment generally on matters within the

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Committee's purview as well as to suggest new agenda items for the Committee's consideration.)

6. New Business

(This item is to allow Commissioners to introduce new agenda items for consideration.)

7. Adjournment

vmk 5/12/2011

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May 16, 2011

Civic Design Review Committee - May 16, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, May 16, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

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Commissioners present: Cass Calder Smith, Mark Breitenberg, Leo Chow, Kimberlee Stryker

Commissioners absent: Dorka Keehn

Staff present: Vicky Knoop

Call to order: 3:09

1. Lafayette Park Renovation and Maintenance Building - Phase 2

Mary Hobson, Project Manager, Recreation and Parks Department, presented the history of the project and introduced the project team. She thanked Commissioner Stryker for visiting the site and reviewing the landscape plans.

Lizzie Hirsch, Landscape Architect, DPW BOE explained that the park covers 11 acres and has several programmed areas that will be connected by a new accessible path. Ms. Hirsch has identified specific planting concepts for each zone that take into consideration maintenance, drainage and attractiveness to wildlife. She explained that the design will replace lawn with other ground cover to reduce maintenance and improve drainage. The project hopes to increase the number of street trees to define the edge of the park and has included this as an add alternate.

Paul De Freitas, Architectural Associate, DPW BOA presented the design for a new building for debris, mulch and vehicle storage. The location has been moved away from the summit of the park. Cedar trellis elements will be incorporated into modified shipping containers.

Jeff Miller, Landscape Architect, Miller & Co., presented the playground design. The playground has been privately funded by a community group and will have three entry points, stroller parking, and seating areas for care givers. There will be a play area with natural boulders, a child activated water element, slides and play structures for different age groups. He explained that the raised wall around the playground will have a constellation theme.

Commissioner Chow asked about the priorities of the add alternates.

Ms. Hobson explained that the priority items are enhancements to existing infrastructure. New programming area are lower on the list.

Commissioner Stryker asked if the benches in the parks system are consistent.

Ms. Hirsch responded that her selected benches have been used before in other parks.

Commissioner Stryker said she appreciated the design team's solution to the drainage problems around the restrooms. She also commented that there should be better cover of the gardeners area with higher shrubs.

Commissioner Smith commented that it's important to have clean details in the path and railing. He recommended that the shipping containers be a more interesting color.

Commissioner Smith opened the floor to public comment.

Sandy Bernhard, a neighborhood resident, expressed concern about the water feature in the children's play area and noise from the amphitheater.

Corrina Bonomo, a representative of Friends of Lafayette Park, spoke in favor of the the playground as designed including the water feature.

Lunne Newhouse Segal, a member of Friends of Lafayette Park and the Pacific Heights Residents Association, expressed concern about the size and location of the maintenance shed.

Art Peresko, a member of Friends of Lafayette Park, expressed concern about the dog play area and the current location of the garbage bins.

Tim Butler, a member of Friends of Lafayette Park, said he'd like to see a smaller dog play area. He also expressed concern about the picnic area at the summit and the walkway around the meadow.

Commissioner Smith closed the floor to public comment.

Ms. Hobson commented that the maintenance facility is used as a depository site for multiple parks across the city. If the shed were to be removed, the Recreation and Parks operations department would need to come up with an alternative plan for the city wide depository. If the operations department makes this change, the design of the building will have a reduced footprint and will return to the Civic Design Committee with a new design. The plan is based on how the park functions currently.

Commissioner Chow asked for a list of the add alternates prior to Phase 3 review.

**Motion to approve Phase 2 of the Lafayette Park Renovation and Maintenance Building:
Commissioner Breitenberg**

Vote: Unanimously approved.

2. Central Subway - Union Square/Market Street Station - Phase 2

Jane Wang, P.E. Oversight Manager, introduced the project and explained that the design has been reconceptualized since the last review. She introduced Robin Chiang, Project Architect.

Mr. Chiang thanked the commissioners for their involvement in the project to date. The station was originally planned to be two stations but has been consolidated into one including a long corridor from Union Square to Powell Street Station. He presented the sections and explained that the interior of the station will have revealed piles and a drop tile ceiling. The floor will also be part glass to have views into the inner workings of the station.

He presented the new above ground station design. The new design has an additional roof terrace accessible from the park and terraced stairs to the park. There will be a transparent glass roof over the escalators and stairs.

The Commissioners asked the project team to include public art, signage, agent booths, ticketing and locations of advertising in the renderings of the station design.

The Commissioners agreed that the design direction of the interior of the station was fine, but the project does not yet have the level of detail required for a Phase 2 approval.

Commissioner Smith commented that the above ground entrance on Geary should have separated elevators.

Commissioner Chow expressed displeasure and concern that the engineers designed the building before the architects were involved. He said that the Union Square design seems to have made compromises to the engineering.

Commissioner Smith asked to see the common elements of the three stations.

Commissioner Smith opened the floor to public comment.

Jim Chappell of the Union Square Business Improvement District commented that the design is not ready for a Phase 2 review. He expressed concern about ADA access and urged the Committee not to approve the design.

Linda Mjellem, Union Square Business Improvement District, said that the design team has incorporated some of the comments from the community, but she still has concerns about the design.

Commissioner Smith closed the floor to public comment.

Commissioner Smith said that the building should be part of the landscape and should focus on bringing light into the station.

Commissioner Chow commented that he remains unconvinced that this is the best location for the station. He asked about the placement of the elevators.

John Funghi, Central Subway Program Director, commented that the Mayor's Office on Disability has authority on the placement of the elevators.

Judy Moran, San Francisco Arts Commission Project Manager, said that the architects and artists will begin to fine tune the integration of the artwork into the design.

The Commissioners asked the project to return with renderings of the station that include public art, signage, agent booths, ticketing, locations of advertising and any other objects that will be in the finished structure. They also requested that the team return with a list of the materials design elements common to the three stations.

3. San Francisco County Jail 3 Replacement: Guard Station and Bus Shelter - Phase 1 and 2

Mr. Kay, Architect, DPW BOA, explained that this project was originally part of the County Jail replacement which was approved by Civic Design in 2001. While the jail has already been constructed, the guard station and bus shelter were put on hold until now. The two structures will use the same color block as the new jail and will be integrated into the 15 foot tall fencing.

Commissioner Brietenberg said that the buildings are well integrated into the design and that it is much better than the original design from 2001.

Commissioner Smith said it was a good idea to go conservative with the design. He commented that the architects should remove the pipe from the front of the building. He suggested the project team look into poured in place concrete and match the heights of various openings on the bus shelter.

Commissioner Stryker said that the site should use permeable paving, a berm and planting to mitigate stormwater runoff and protect the surrounding wetlands.

Mr. Kay responded that there will be a bioswale and that additional landscaping would require altering the Environmental Impact Report.

Commissioner Chow asked if the jail has a stance about the design. It is neither aggressive nor friendly to the families and it should go in one direction. He added that it should be more integrated into the fence.

Motion to approve Phase 1 of the San Francisco County Jail Guard Station and Bus Shelter contingent on moving the drain pipe from the front of the building, aligning the windows, slots and doors on the bus shelter, and integrating the building into the opening of the fence: Commissioner Smith

Vote: Unanimously approved.

4. Firehouse No. 1 - Phase 2

William Leddy, Architect, Leddy Maytum Stacy Architects, presented the changes to the project in response to the Commissioners comments from the last review.

He explained that the rain garden is now one continuous flow through planter along the edge of the building. The planting will be green for most of the year and red in the winter. The balcony on the rear of the building and the front facade have been simplified and a lit aluminum sign has been added.

Commissioner Smith asked about the energy standards in the building.

Mr. Leddy responded that it complies with LEED Gold standards.

Motion to approve Phase 2 of the Firehouse No. 1: Commissioner Smith

Vote: Unanimously approved.

5. Tesla Portal Protection - Phase 2

Mr. Herston explained that since the last review the structure has extended the parapet allowing for the removal of a guardrail per the Commissioners comments. The landscape plan now includes additional trees on the site.

Commissioner Chow asked if it will be a cast in place concrete and if it would show lines and button marks.

Mr. Herston replied that it would likely show those marks.

Commissioner Chow asked that the lines be simplified.

Motion to approve Phase 2 of the Tesla Portal Protection with the condition that the structure be angled, not stepped, and that the crane be painted a contrasting color: Commissioner Chow

Vote: Unanimously approved.

6. Public Comment

There was no public comment.

7. New Business

There was no new business.

8. Adjournment: 6:05 p.m.

vmk 8/8/11

May 25, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, May 25, 2011
3:00 p.m.
25 Van Ness Avenue, Suite 70

Agenda

1. **Davies Symphony Hall Poster Holders**

Phase 3

Previously reviewed 3/11/11

Nan Keeton, Director, Marketing and External Affairs, San Francisco Symphony

Debra Nichols, President, DND

2. **Central Subway - Chinatown Station**

Phase 2

Previously reviewed 5/11/09, 6/1/09, 8/23/10

Quon Chin, Design Oversight Manager, SFMTA

3. **San Francisco County Jail 3 Replacement**

Phase 1 and 2

Stephen Kay, Architect, DPW BOA

Rommel Taylor, Architectural Assistant II, DPW BOA

4. **Sunol AgPark Outdoor Classroom**

Phase 1 and 2

Carla Schultheis, Watershed and Environmental Improvement Program Coordinator, SFPUC

Sibella Kraus, President, SAGE Roger Kubalek Education Coordinator

Nash Hurley, Architect, Vital Environments

Megan Stevens, Director of SF Chapter, Architecture for Humanity

5. **Public Comment**

(This item is to allow members of the public to comment generally on matters within the Committee's purview as well as to suggest new agenda items for the Committee's consideration.)

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6. New Business

(This item is to allow Commissioners to introduce new agenda items for consideration.)

7. Adjournment

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May 25, 2011

Civic Design Review Committee - May 25, 2011

CIVIC DESIGN REVIEW COMMITTEE

Wednesday, May 25, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Cass Calder Smith, Mark Breitenberg, Leo Chow, Kimberlee Stryker

Commissioners absent: Dorka Keehn

Staff present: Vicky Knoop

Call to order: 3:09

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1. Davies Symphony Hall Poster Holders - Phase 3

Nan Keeton, San Francisco Symphony, introduced the project and explained that the comments from the last meeting, including adding sound capability to the poster holders, have been incorporated into the design.

Commissioner Smith suggested placing the speaker on the bottom of the poster holder.

Motion to approve Phase 3 of the Davies Symphony Hall Poster Holders: Commissioner Stryker

Vote: Unanimously approved.

2. Central Subway: Chinatown Station - Phase 2

Denis Hermi, Project Architect, presented images from the three below ground stations that are part of the Central Subway project. He explained the similarities between the three stations including the terrazzo floor and use of glass and light.

Mona Tamari, Chinatown Station Architect, presented images of other transit stations that have inspired the design. She explained that the design relies on bare, honest materials and transparency. She presented an animation of the interior of the station including the potential locations of public art. The station has already gone through several iterations and has had a great deal of community involvement. During the last review, the Commissioners commented that the station design was between a pavilion and a building and needed to go in one direction. The community favored a more substantial structure and the current design reflects this.

Commissioner Smith said the large columns should be reduced or removed if possible. He added that the public art should be the one design move on the exterior wall.

Commissioner Chow commented that the design really needs to take the crowds into consideration. The current layout has a bottle neck to entry and exit. He also suggested creating a roof terrace on the station to provide more public space.

Mr. Henmi replied that they would like to begin programing the roof area but are unable to add additional public space at this time.

Commissioner Smith said that the transit oriented development will impact the design of the station and will need to be reviewed by Civic Design.

Commissioner Smith opened the floor to public comment.

Cindy Wu of the Chinatown Community Development Center spoke in favor of the current station design.

Commissioner Smith closed the floor to public comment.

Commissioner Chow commented that the concourse level is very tight. He explained that the curved wall creates a pinch point and the landing from the escalators is small. He expressed concern about capacity and safety during large events in Chinatown.

Ms. Tamari explained that the fare gates can be put into an open position during events with large crowd conditions.

Commissioner Stryker commented that the sculptural bench on the above ground portion of the station should not be broken up. She also said that there should be a more creative solution to handle the large number of handrails in the station. She suggested using an independent designer or artist to design the rails.

Commissioner Smith said that the entry should have reduced columns and a better location for signage.

Motion to approve Phase 2 of the Central Subway Chinatown station with the following conditions. The entry to the station should have reduced columns, revised signage, and an overall simplified design. The sculptural curved bench should not be broken up or divided. On Stockton Street, the angle of the glass in relation to the concrete base should be more resolved. The glass should be coplanar with the solid structure above it. The solid structure above should appear to be monolithic so that its material or art covering should be on its exterior faces and its bottom surface. The concourse level should be rethought to account for crowds. The curved wall on the concourse level should resolve to the floor in a way that does not present the need for handrails. The handrails in the station should be minimized and handled creatively. The massing of the transit-oriented structure design should be proposed by the architects in clearly delineated drawings. This illustration is to be part of the Phase 3 submittal and will be used to promote future design that is complementary to the design of the station: Commissioner Smith

Vote: Unanimously approved.

3. Boeddeker Park and Clubhouse - Phase 3

Brian Millman, WRNS Studio, explained that there have been several modifications to the site due to budget constraints. The ceiling of the clubhouse which had been previously presented as Monterrey Cyprus is now an add alternate in the bid and will be painted wood if not picked up. The design has also removed the sound garden and will have planting in it's place with a simplified gate and fence.

Alejandra Chiesa, Project Manager, The Trust for Public Land, explained that the planting has been modified to be low maintenance and drought tolerant.

Commissioner Chow commented that the playground equipment color should tie into the building. He said that the ceiling should not be painted and should be made with wood even if the Cyprus can't be used.

Commissioner Smith left the meeting at 4:30 p.m.

The Commissioners recommend that the Boeddeker Park and Clubhouse be approved at the next full Commission meeting with the contingency that the color of the play equipment match the building and that the ceiling be unpainted wood.

4. Sunol AgPark Outdoor Classroom - Phase 1 and 2

Carla Schulteis, Watershed and Environmental Improvement Program Coordinator, SFPUC, gave an overview of the project and programming at the Sunol AgPark. She explained that this park is a project of the Public Utilities Commission and has programs that teach fourth to eighth grade students about sustainability and agriculture. The proposed classroom is a needed infrastructure improvement to facilitate the classes and lessons.

Nash Hurley, Project Designer, Vital Environments, presented a model of the classroom and explained the materials. He added that the PUC is creating a plan of trails in the Sunol area and this will be the jumping off point.

Commissioner Stryker asked about running water and restrooms.

He explained that there will be an ADA accessible portable restroom.

Commissioner Chow commented that it's a nice project, but that the handrails are a distraction. He recommended extending the ramp to be less than a 5% grade and removing the handrails. He also suggested that the roof be extended.

Commissioner Stryker commented that the decking should be extended to be more functional.

Nash responded that the site is pinched in several directions, but would look into possibilities.

The Commissioners recommend the project for approval at the full commission meeting.

5. Public Comment

There was no public comment.

6. New Business

There was no new business.

7. Adjournment: 6:05 p.m.

June 20, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, June 20, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

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1. **Tesla Portal Protection Project**

Phase 3

Previously reviewed 3/21/11, 5/16/11

Ben Herston, MWH Designer

Stanley So, SDDPW Project Architect

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2. **Cabrillo Clubhouse and Playground Renovation**

Phase 2

Previously reviewed 4/11/11

Paulina Arica, Project Manager, Recreation and Parks Department

Andy Maloney, Architect, DPW BOA

Rafael Gutierrez, Architectural Associate, DPW BOA

Jasmine Kaw, Landscape Architect, DPW BOA

3. **Central Subway – Union Square Station**

Phase 2

Previously reviewed 5/11/09, 8/23/10. 3/21/11

Jane Wang, P.E. Oversight Manager

Robin Chiang, Project Architect

Nasri Munfah, Central Subway Design Group, Project Manager

4. **Public Safety Building**

Phase 2

Previously reviewed 11/15/10, 1/10/11

Charles A. Higuera, FAIA Program Manager, Earthquake Safety & Emergency Response
Bond

5. 2008 Restroom Park Bond – “Traditional” Design

Phase 2

Previously reviewed 8/23/10, 2/14/11

Marvin Yee, Project Manager, Recreation and Parks Department

Mark Dorian, Architect, DPW BOA

Alejandro Pimental, Architect, DPW BOA

6. 2008 Restroom Park Bond – “Contemporary” Design

Phase 1

Previously reviewed 8/23/10

Marvin Yee, Project Manager, Recreation and Parks Department

Mark Dorian, Architect, DPW BOA

Alejandro Pimental, Architect, DPW BOA

7. Discussion of Civic Design Award Criteria

Pending Director's Review

8. Public Comment

(This item is to allow members of the public to comment generally on matters within the Committee's purview as well as to suggest new agenda items for the Committee's consideration.)

9. New Business

(This item is to allow Commissioners to introduce new agenda items for consideration.)

10. Adjournment

vmk 6/17/2011

Notices/

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Commission office, 25 Van Ness Avenue, Suite 240, San Francisco, CA 94102, during regular business hours. Info: Vicky Knoop, 415/252-3214.

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June 20, 2011

Civic Design Review Committee - June 20, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, June 20, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

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Commissioners present: Cass Calder Smith, Mark Breitenberg, Leo Chow, Dorka Keehn, Kimberlee Stryker

Commissioners absent: None

Staff present: Luis Cancel, Jill Manton, Vicky Knoop

Call to order: 3:02 p.m.

1. Tesla Portal Protection Project - Phase 3

Ben Herston, MWH Designer, gave an overview of the project location and explained that while the Commissioners requested that the crane be a brighter color in Phase 2, security concerns prevent a non-neutral color.

Commissioner Stryker commented that the oak trees requested in the Phase 2 review were now included in the design.

Commissioner Smith asked about the forming of the concrete. He said it should be steel form with snap ties. He also commented that the angle of the parapet to the wall should be reduced.

Motion to approve Phase 3 of the Tesla Portal Protection Project with the contingency to reduce the angle of the parapet and use steel form concrete with snap ties: Commissioner Smith

Vote: Unanimously approved

2. Cabrillo Clubhouse and Playground Renovation - Phase 2

Paulina Arica, Project Manager, Recreation and Parks Department, introduced the project and went over the comments from Phase 1 presentation.

Rafael Gutierrez, Architectural Associate, DPW BOA, explained that this is mostly an interior renovation, but the exterior will be rehabilitated according to historic landmark requirements. The renovation will bring back several of the original historic features including colors and fixtures. The asphalt shingle over the bay window will be replaced by copper. He presented materials samples

including the windows, wood, shingles and copper roofing. Some of the existing doors will be replaced for ADA compliance.

Commissioner Smith asked if the original roof was wood shingle.

Mr. Gutierrez replied that it was, but that the design team is replicating the feel of the original building but are not able to restore all original materials.

Commissioner Smith said that the black oak is the best option for the shingle. He also requested that the design team find an alternative exterior light fixture.

Jasmine Kew, Landscape Architect, DPW BOE, presented the playground and landscape design. She explained that the children's play equipment has a water based theme for both the tots playground and the play area for older children.

Commissioner Breitenberg asked why water or sand elements had not been added.

Ms. Arica explained that water and sand elements are difficult to maintain. Also, the community was in favor of adding more green space as opposed to additional play elements.

Ms. Kew explained that the space limitations of the park only allow for a small amount of green space. She explained that they are increasing the green areas and using permeable paving. The central core of the hard scape area will have new trees and raised planters. The plant palette will be low maintenance and will have color and interest. The existing neighborhood maintained Dahlia garden will be expanded. The ground cover and shrubs will be native and bird attracting. Since Phase 1, the planting is now more vertical to add a green backdrop to the play areas. She said that the treatment of walls and seating areas are an opportunity to have creative play and discovery. She is currently working with a manufacturer to create a textured wall on the edge of the play area with a relief of an ocean scene. She explained that there are portions of the seat wall that would also fit into this theme. She presented the recycled tire play surface that meets the ADA requirements and explained that the color pattern will draw from topographical maps of the bay. She added that the colors are also practical in terms of maintenance and repair. The fence will be chain link, but there are proposed areas near the entry that will have a lace design within the chain link.

Commissioner Keehn asked if the design would be on the entire fence.

Ms. Kew responded that no, due to maintenance concerns, the decorative element would only be near the entry.

Commissioner Breitenberg commented that the theme makes sense and the textured wall is a great solution for the playground. He added that it seems that there are a lot of undecided elements in the design.

Commissioner Keehn said that some of the designs for street furnishings look very modern and don't fit with the historic building.

Commissioner Stryker commended the the wall with the relief mural needs to end level to the upper area. She recommended using glass as a guard rail.

Commissioner Breitenberg asked that the project return with a finished design for the textured wall, the furnishings, the light fixtures, and the guard rail.

Commissioner Stryker suggested planting the area in front of the chain link fence.

Commissioner Keehn raised concern about using PVCs in a children's area.

The Commissioners asked the project team to return with a more complete design for review.

3. Central Subway: Union Square Station - Phase 2

Jane Wang, P.E. Oversight Manager introduced the project and explained that the design has incorporated the Commissioners comments from the last meeting. The Union Square Business Improvement District has sent a letter in favor of the location and the design. Also, the Mayor's office on Disability has approved the design of the station.

Robin Chiang, Project Architect, presented the commonalities between the three Central Subway stations which include reflective ceilings, artificial stone, terrazzo floors and light color palettes. He gave an overview of the plans and cross sections of the station and presented a rendering of the interior of the station that includes public artwork on the concourse level. He explained that the glass in the floor of the concourse level will have peek views into the station area. The elevator on Market Street will have more glass than the existing BART elevator. The design of the Union Square entrance to the station now has tiered steps to the plaza, brushed metal hanger doors and planters. Mr. Chiang presented an updated model and materials samples.

Commissioner Chow asked about the finish and water proofing on the pylons.

Mr. Chiang replied that it will be rough concrete and will be water proofed.

Commissioner Chow said that the interior experiences are markedly different. Some areas have white terrazzo floors and white glass, while other areas have dark, rough pylons with the LEDs. He commented that there is a lot of work to replicate the look of the pylons and suggested that they look into alternatives. He added that the advertising should be considered as part of the design. He also added that they should look into the maintenance of the surfaces and suggested self cleaning materials.

Commissioner Smith suggested using opaque glass for the ceiling tiles. He also recommended using poured concrete walls on platform level due to maintenance and control of the finished product.

Commissioner Chow expressed concern that the station is being engineered and not designed.

Mr. Chiang said that they worked closely with the structural engineers to balance the building.

Commissioner Stryker asked about sound and acoustics in the stations.

Ms. Wang said that they have looked into acoustic concerns.

Commissioner Chow commented that the Union Square station still does not read as part of the landscape despite several meetings. While the Committee had hoped that this site would be used as an opportunity for world class, forward thinking design, the architects have not achieved this. He said that at this point, the structure should have a minimized presence and be moved to a less prominent location.

Commissioner Smith said that the building should look like the park has been lifted and the station entry is tucked below it. He said that it should be designed from the corner of the parking garage and suggested a walkable roof.

Commissioner Stryker commented that the planters seem to mimic the existing geometry and should be removed or rethought. The parapet should be reduced. She suggested they work with the original designers of the park.

Commissioner Chow said that the head house still looks like a building, and it should look like a terrace. The language of the rest of the park is of terraced walls and steps. The design team should borrow from the park as much as possible and break up the large form. He said that this is a landscape architecture project more than architecture.

John Funghi, Program Director, SFMTA Central Subway project commented that there are multiple stakeholders in the design of the station. He said that the station can not be made any smaller or change the location. He explained that his design schedule is extremely tight due to federal funding regulations.

Commissioner Smith commented that the elevator on Market Street should be either more or less like the existing BART elevator. He suggested looking into options for integrating the two elevators and suggested creating a space for a news stand between them.

Commissioner Keehn left the meeting at 5:15 p.m.

Jennifer Lowom, San Francisco Arts Commission Public Art Project Manager, explained that the artist and the architects will have a design development phase in which they will work together to integrate all elements of the design.

Commissioner Smith opened the floor to public comment.

Mr. Chappell of the Union Square Business Improvement District commented that this design is improved from previous designs, but is still not favorable.

Ms. Mjøllem, also with the Union Square Business Improvement District said that it should be tucked away, softened and made to be part of the park.

Commissioner Smith closed the floor to public comment.

The Commissioners asked the design team to return to present the above ground portion of the station including the Union Square head house and the elevator on Market street.

Motion to approve the below-ground portion of the Central Subway Union Square Market Street station with the following conditions: The architects should look into solutions for materials with consideration of cleanability and views looking down through the station. The design team should work with the selected public artist prior to completion of construction documents to ensure integration between the art and architecture. There should be creative alternatives to replicating the look of the pylons on the platform level: Commissioner Smith

Vote: Unanimous

4. Public Safety Building - Phase 2

Charles A. Higuera, FAIA Program Manager, Earthquake Safety & Emergency Response Bond presented the site design and briefly reviewed the comments from the last meeting.

Mark Cavagnero explained that they have modified the design since the last review to lighten the building so that it reads a taught

wrapped box. The fire station has more of it's own identity in the campus and they have clarified the marriage between old and new. The entry way intends to be a civic space and building resets to human scale in the plaza. The goal of the project is to work with the nuance of urban space making.

Commissioner Smith commented that they should reduce the number of struts and create a pattern with the bollards along the front of the building like a wall breaking up. He added that the side view has a thin projections and could be thicker, or contrast with the cut away area more.

Commissioner Stryker commented that Tilia could attract aphids but commented favorably on the use of trees on the roof garden.

Motion to approve Phase 2 of the Public Safety Building with the condition that the project team present materials samples and a model at Phase 3 review: Smith

Vote: Unanimously approved.

5. 2008 Restroom Park Bond: "Traditional" Design - Phase 2

This item was continued to the next meeting.

6. 2008 Restroom Park Bond: "Contemporary" Design - Phase 1

This item was continued to the next meeting.

7. Public Comment

There was no public comment.

8. New Business

There was no new business.

9. Adjournment: 6:05 p.m.

July 18, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, July 18, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. **Golden Gate Transit Bus Stop Redesign**

Phase 1

Joshua Widmann, Golden Gate Bridge, Highway & Transportation District Associate Planner

2. **Palega Playground Renovation**

Phase 3

Previously reviewed 7/19/10 and 11/15/10

Marvin Yee, Project Manager, Recreation and Park Department

Mark Cavagnero, Mark Cavagnero Associates

Laura Blake, Mark Cavagnero Associates

3. **San Francisco County Jail 3 Replacement**

Phase 2

Previously reviewed 5/16/11

Stephen Kay, AIA, DPW BOA

4. **Central Subway – Union Square Station**

Phase 2

Previously reviewed 5/11/09, 8/23/10, 3/21/11

Jane Wang, P.E. Oversight Manager

Robin Chiang, Project Architect

Nasri Munfah, Central Subway Design Group, Project Manager

5. **Public Comment**

(This item is to allow members of the public to comment generally on matters within the Committee's purview as well as to suggest new agenda items for the Committee's

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consideration.)

6. New Business

(This item is to allow Commissioners to introduce new agenda items for consideration.)

7. Adjournment

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July 18, 2011

Civic Design Review Committee - July 18, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, July 18, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Cass Calder Smith, Mark Breitenberg, Dorka Keehn, Kimberlee Stryker

Commissioners absent: Leo Chow

Staff present: Vicky Knoop

Call to order: 3:02 p.m.

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1. Golden Gate Transit Bus Stop Redesign - Phase 1, 2 and 3

Joshua Widmann, Golden Gate Bridge, Highway & Transportation District Associate Planner explained that the signage project has been underway for several years. The project will replace existing signage to clarify Golden Gate transit stops and include time tables and route information. There will be 47 pole mounted signs and 15 kiosk signs. He presented examples of the existing signage and outlined the need for the revision.

Commissioner Breitenberg asked about the decision to use a pole or kiosk.

Mr. Widmann responded that the more heavily used stops will have kiosks which will be later fitted with NextBus technology.

Commissioner Smith asked about the materials.

Mr. Widmann replied that the kiosks are aluminum and tile. The tile is not ceramic.

Commissioner Stryker asked about the location of poles on sidewalks.

Mr. Widmann replied that due to ADA specifications the pole will need to be less than 18 inches from the curb or more than 4 feet. He presented an image of a kiosk in its location.

Commissioner Breitenberg commented that the poles seem less intrusive than the kiosks.

Commissioner Keehn asked about two kiosks in the same location.

Mr. Widmann responded that some of the bus routes are heavily used downtown and there may be multiple bus stops on some blocks.

Commissioner Smith and Commissioner Stryker commented that they preferred to use the pole signs to kiosks.

Commissioner Smith suggested that there are openings between the information panels. He asked the design team to submit a more open design.

Motion to approve Phase 1 and 2 of the Golden Gate Transit Bus Stop Redesign on the condition that the kiosk has a more open design and smaller signs are used in place of kiosks whenever possible: Commissioner Breitenberg

Vote: Unanimously approved

2. 2008 Restroom Park Bond: "Contemporary" Design - Phase 1

Marvin Yee, Project Manager, Recreation and Parks Department, introduced the project team including Tony Lleung, Architect, DPW BOA and Alejandro Pimental, Architectural Associate, DPW BOA. Mr. Yee gave a brief overview of the project. He explained that there was a task force formed to gather community input on the design and art components. There are two designs used for the park bond, contemporary and traditional, and at this meeting the Committee is asked to review the contemporary design. He explained that there are three proposed designs for the contemporary restroom and they would like to select one design for all three restrooms.

Mr. Leung gave an overview of the three designs. The designs reflect the goal of simplicity, creativity, and making an inviting and easily identifiable structure. The restrooms also need to be maintainable and will likely not be replaced for several decades. They will be replacing existing restrooms and there are various site constraints for each location.

Mr. Pimentel presented option A which focuses on shapes and forms. The main consideration is to create a dynamic building that cuts the faceted entry from a block. He said that the buildings need to be attractive and clean and the vibrant colors will bring a freshness to the park.

Mr. Yee said that each design is meant to be a modular unit that can be paired or changed for specific site conditions.

Mr. Pimentel explained that design option B is more rectilinear and the alcove for the entry is pulled from the building. There is natural lighting and ventilation in all three designs. Design option C is a cantilevered box with angled walls and a continuous alcove through the front.

Commissioner Smith said that they should use a glazed CMU block for the bright colors instead of paint.

Commissioner Smith said that he preferred C and would like to see a different color on each restroom.

Commissioner Keehn suggested changing the colors.

Commissioner Smith suggested using color on the interior of the alcove wall of option A.

Motion to approve Phase 1 of the 2008 Restroom Park Bond "Contemporary" Design contingent upon using glazed CMU block and revising the color palette: Commissioner Smith

Vote: Unanimously approved

3. Palega Playground Renovation - Phase 3

Mark Cavagnero, Principle, Mark Cavagnero Associates, gave a brief overview of the site including the original orientation of the building which does not have a distinct front door. He explained that the front of the building will have large windows with public art visible on the interior. The building will have a grey roof that will use zinc and metal components. The building will be painted grey and the new addition will be white. The goal is to have the addition feel like a porch from the gym to the playground to connect the indoor and the outdoor spaces.

Laura Blake, Architect, explained that the canopy has been shortened due to historic preservation requirements.

Mr. Cavagnero presented an aerial view and said that they have added blue to the playground to make it more colorful. The roof, indoor

floor and outdoor ground cover will be grey to create one space.

Ms. Blake presented a materials board including the play surface, concrete, building color and glass samples. Fritted glass has been used to replace the metal screening to simplify the space. She gave an overview of the site and grading. She added that all the trees are now Ginkos.

Marcus Davies, San Francisco Arts Commission Project Manager, gave an update on the public art component of the project. He said that the artist team has requested the the trees be moved to create a sight line to the sculpture. He added that the staff agrees with this change and encourages the Commissioners to relocate at least one of the trees on the plan.

Commissioner Stryker said the trees could be planted closer together.

Ms. Blake commented that the light fixtures would interfere.

Commissioner Smith commented that the light poles could move with the trees.

Ms. Blake presented the planting palette and play equipment.

Commissioner Stryker asked why the landscape on the front of the building is not symmetrical.

Ms. Blake explained that there are air intakes that need to be left clear.

Commissioner Smith suggested that the base of the building be painted a darker color.

Commissioner Keehn commented that there should be more color in the playground area.

Commissioner Stryker said that the ginkos should be grouped together more tightly. The tree closest to the building along the path should be another species.

Mr. Cavagnero commented that the top three trees will become a group of five.

Motion to approve Phase 3 of the Palega Playground Renovation with the contingencies that the playground surfaces have more color, the trees on the path are grouped, and the base of the building is painted a darker color: Commissioner Smith

Vote: Unanimously approved

4. San Francisco County Jail 3 Replacement: Guard House and Bus Shelter - Phase 2

Stephen Kay, AIA, DPW gave a brief overview of the project and explained that the contingencies from the last review had been addressed. Per the Commissioners comments, the guard house and bus shelter have been integrated into the fence, the drain pipe has been removed from the front of the guard station and the openings on the bus shelter have been aligned. He explained that the site has mostly natural landscaping and that there are restrictions on planting to prevent the spread of non native species.

Commissioner Breitenberg commented that the design team has responded well to the Commissioners previous comments.

Commissioner Stryker suggested using native plants on the upward slope behind the bus stop and native grasses in the bioswale.

Motion to approve Phase 2 of the San Francisco County Jail 3 Replacement: Guard House and Bus Shelter with the condition that the team look into planting on the upward slope and using native grasses for the bioswale: Commissioner Stryker

5. Uptown Tenderloin Historic District - Phase 1, 2 and 3

Randy Shaw, Director, Uptown Tenderloin, Inc. explained that the project will place historic plaques through the Tenderloin district. The sites include the Black Hawk Jazz Club, Original Joe's, B'nai Brith and others.

Commissioner Smith asked if the plaques could be made larger.

Mr. Shaw responded that the size is partially dictated by the budget.

Commissioner Keehn asked if the plaques could be more visually interesting.

Mr. Shaw said that artist fees would be outside of the grant funding they have received.

Commissioner Stryker commented that the plaques should fit into the corner of the sidewalk blocks.

Motion to approve Phase 1, 2 and 3 of the Uptown Tenderloin Historic District on the condition that the sidewalk plaques are shifted to the corner of each sidewalk square: Commissioner Smith

Vote: Unanimously approved

6. Public Comment

There was no public comment.

7. New Business

There was no new business.

8. Adjournment: 5:45 p.m.

vmik 9/26/11

August 15, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, August 15, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

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1. **Firehouse No. 1**

Phase 3

Previously reviewed 2/14/11, 3/21/11, 5/16/11

William Leddy, Architect, Leddy Maytum Stacy Architects

2. **SoMa West Skatepark**

Phase 1 and 2

Koa Pickering, Landscape Architect, DPW BOE

3. **Regional Groundwater Storage and Recovery Project**

Phase 2

Previously reviewed 9/20/10, 10/18/10

Michael Pierron, Architect, DPW Building Design and Construction

Marther Ketterer, Landscape Architect, DPW Building Design and Construction

4. **2008 Restroom Bond Program – Contemporary Design**

Phase 2

Previously reviewed 8/23/10, 7/18/10

Marvin Yee, Project Manager, Recreation and Parks Department

Tony Leung, Architect, DPW Building Design and Construction

Alejandro Pimentel, DPW Building

5. **Central Subway – Union Square Station**

Phase 2

Previously reviewed 5/11/09, 8/23/10, 3/21/11, 5/16/11, 6/20/11

Jane Wang, P.E. Oversight Manager

Robin Chiang, Project Architect

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Nasri Munfah, Central Subway Design Group, Project Manager

6. Public Comment

(This item is to allow members of the public to comment generally on matters within the Committee's purview as well as to suggest new agenda items for the Committee's consideration.)

7. New Business

(This item is to allow Commissioners to introduce new agenda items for consideration.)

8. Adjournment

vmk 8/11/2011

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August 15, 2011

Civic Design Review Committee - August 15, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, August 15, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Cass Calder Smith, Mark Breitenberg, Kimberlee Stryker

Commissioners absent: Leo Chow, Dorka Keehn

Staff present: JD Beltran, Jill Manton, Vicky Kroop

Call to order: 3:00 p.m.

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1. Firehouse No. 1 - Phase 3

William Leddy, Architect, Leddy Maytum Stacy Architects, explained that the project has only had slight changes since the last review.

There are now modifications for fire safety in the chiefs quarters and ADA emergency exits.

The Commissioners agreed that it is an excellent project.

Motion to approve Phase 3 of Firehouse No. 1: Commissioner Breitenberg

Vote: Unanimously approved

2. SoMa West Skatepark - Phase 1 and 2

Koa Pickering, Landscape Architect, DPW Building Design and Construction, explained that this is part of a larger project related to the reconstruction of the freeway. The second phase of the project includes the SoMa West Skatepark. The park has been designed by an independent firm and will be maintained and operated by the Department of Recreation and Parks. It is a concrete and granite street style park and will not have a skate bowl. There will be public art on the pylons and a sound proofing wall.

Ms. Manton asked about the longevity of the concrete.

Mr. Pickering replied that there will be a steel elements reinforcing the concrete

Mr. Pickering said that the lighting scheme will be accent up lighting on the underside of the freeway deck and will have enough fill so that the park is safe to use at night. The landscape will be all native drought tolerant species. They will be using Caltrans approved paint colors with a graffiti coating.

Ms. Manton commented that the sound wall could be a graffiti target.

Mr. Pickering responded that they are looking into options to paint murals on the sound wall.

Commissioner Stryker suggested creating a free wall in that space.

Commissioner Breitenberg agreed.

Commissioner Smith commented that the form of the fence should be simplified and should relate to the back wall. The fence will mostly be seen from the road and should be designed with that perspective in mind.

Commissioner Stryker asked if the enclosures at the base could be solid.

Mr. Pickering responded that they will use foam infill but can't drill into the Caltrans pillars.

Commissioner Smith suggested that the back wall be amorphous concrete. He said it looks like it was there before everything else. He asked the team to return for Phase 2 with renderings and new options for the design.

Motion to approve Phase 1 of the SoMa West Skatepark with the contingency that the fence and wall visually relate to each other: Commissioner Smith

Vote: Unanimously approved

3. Regional Groundwater Storage and Recovery Project - Phase 2

Greg Bartow, Project Manager, SFPUC, explained that this is a partnership with regional cities and water agencies to provide a source of local groundwater for the region. There are nine well buildings in the project that are outside of the City Limits on land owned by the City.

Michael Pierron, Architect, DPW Building Design and Construction, presented the sites and explained the design constraints. The PUC right of way is an 80 foot span with one side reserved for future pipeline replacement. While the nine buildings are similar in size, they have different chemical processes and design needs.

Ms. Ketterer explained that the landscape will be mostly native grasses that will blend with the existing conditions. Sites that are in commercial area will use hydroseed and bioswales for water management. Sites in more visible locations will have trees and an irrigation system to nestle the pump station into the site. There will be permeable paving and vegetated swales. She presented one site that will be in a residential neighborhood.

Commissioner Smith asked about the chain-link fence.

Mr. Pierron said that the goal is to keep the chain-link fence as minimal as possible. The majority of the fencing will be on the back side of the building. Sites that are hidden from view will have chain-link around the building to avoid graffiti maintenance.

Commissioner Smith commented that the buildings should be an integral color concrete.

Commissioner Stryker suggested planting shrubs near the fences to soften them.

Commissioner Stryker asked about the impact of water reduction from the aquifer.

Mr. Bartow explained that the aquifer will be recharged by rain. Subsidence is being taken into careful consideration and in a heavy drought time, there may be subsidence of up to one inch, but will not be a concern during times of normal use.

Motion to approve Phase 2 of the Regional Groundwater Storage and Recovery Project contingent upon the project team presenting a materials board at Phase 3 review and using an integral color concrete: Commissioner Stryker

Vote: Unanimously approved

4. 2008 Restroom Bond Program: Contemporary Design - Phase 2

Marvin Yee, Project Manager, Recreation and Parks Department gave an overview of the comments from the last review including changes to the colors, the selected schemes, and use of glazed CMU blocks. The colors for the restrooms now respond to the environments. The tennis court will be bright tennis ball yellow, the second site is near a colorful playground and will be orange and the third site is natural and will be brown.

Commissioner Smith preferred a concrete which is cleaner and without scorelines. He suggested that they speak with a concrete consultant.

The Commissioners also agreed that option A is the best design.

Commissioner Smith suggested a modified roof line in option A and a more obtuse angle for option C.

Commissioner Breitenberg commented that the colors should be rearranged between the sites and a blue should be used in place of brown.

Motion to approve Phase 2 of the 2008 Restroom Bond Program—Contemporary Design with the contingency that the design use steel form concrete with snap ties and use blue tile in place of brown tile on one of the restrooms. The design team should present the modified design prior to Phase 3 review: Commissioner Smith

Vote: Unanimously approved

5. Central Subway: Union Square Station - Phase 2

Jane Wang, P.E. Oversight Manager, introduced the project and gave a brief background on the previous comments on the design. Robin Chiang, Project Architect, presented the site plan and the new elevator design with a graphic Muni map on the glass facade of the elevator. The same map will be used on the elevators at the Union Square station. The map will be a thin film that will be on the interior of the glass.

Commissioner Smith suggested they look into glass lamination or etching instead of the film. He added that it won't need to be changed because it is graphic and not way finding.

Mr. Chiang agreed and presented the new above ground station design for Union Square. The station has an indented entry to reduce its perceived size.

Commissioner Smith asked about railings.

Mr. Chiang explained that the railings have been minimized and are not needed on the terraced seating. He explained that they will use English ivy to green the walls.

Commissioner Stryker asked them to look into other climbing vines with their landscape architect. The ivy may not be able to stretch across the full length of the top and multiple vines would add seasonal variation, variety, and texture.

Commissioner Smith suggested they consider raising the height of the elevator towers to differentiate their height from that of the parapet.

Commissioner Breitenberg suggested that the glass terrace be translucent and not transparent. He recommended looking into textured glass.

Commissioner Smith asked that for Phase 3 review the design teams bring in other glass options thinking about the experience from both above and below the walkable roof.

Motion to approve Phase 3 of the above ground portion of the Central Subway Union Square Station with the contingency that multiple varieties of climbing plants are used to screen the building, and that the design team look into alternative types of glass for the terrace level floor: Commissioner Breitenberg

Vote: Unanimously approved

6. Public Comment

There was no public comment.

7. New Business

There was no new business.

8. Adjournment: 5:30 p.m.

vmk 9/26/11

September 19, 2011 cancelled

Civic Design Review Committee - September 19, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, September 19, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

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Notice of Cancellation of Meeting

The regular meeting of the Civic Design Review Committee of the San Francisco Arts Commission scheduled for Monday, September 19, 2011, has been cancelled.

vmk 9/13/2011

Notices/

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Avenue, Suite 345, San Francisco, CA 94102, during regular business hours. Info: Vicky Knoop, 415/252-3214.

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October 17, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, October 17, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Agenda

1. **Cabrillo Clubhouse and Playground Renovation**

Phase 2

Previously reviewed 4/11/11 and 6/20/11

Paulina Arica, Project Manager, Recreation and Parks Department

Andy Maloney, Architect, Department of Public Works

Rafael Gutierrez, Architectural Associate, Department of Public Works

Jasmine Kaw, Landscape Architect, Department of Public Works

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2. **Third Street Light Rail Project**

Phase 2

Previously reviewed 5/11/09

Albert Hoe, SFMTA

Chuck Morganson, Project Manager, HNTB

Robin Chiang, Architect, Robin Chiang & Company

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3. **Staff Report:** Vicky Knoop, Civic Design Review Program Manager

4. **New Business**

(This item is to allow Commissioners to introduce new agenda items for consideration.)

5. **Public Comment**

(This item is to allow members of the public to comment generally on matters within the Committee's purview as well as to suggest new agenda items for the Committee's consideration.)

6. **Adjournment**

vmk 10/12/2011

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October 17, 2011

Civic Design Review Committee - October 17, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, October 17, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Leo Chow, Dorka Keehn, Kimberlee Stryker

Commissioners absent: Mark Breitenberg, Cass Calder Smith

Staff present: Marcus Davies, Vicky Knoop, Jennifer Lowom, Jill Manton

Call to order: 3:01 p.m.

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1. Cabrillo Clubhouse and Playground Renovation: Phase 2

Paulina Arica, Project Manager, Recreation and Parks Department introduced the project and gave a brief overview of the Commissioners comments from the last review including site furnishings, planting and fencing. The project team has incorporated changes into the design to address these issues as best as possible within the project budget. Ms. Arica introduced Jasmine Kaw, Landscape Architect, Department of Public Works.

Ms. Kaw explained that during the last review there was concern about using PVC near a children's area. Ms. Kaw researched other options and found a product, Polyolefin, that was a environmentally friendly alternative. The project team, however, decided that the fencing is best without any vinyl cladding. There is an existing 18 foot galvanized fence on the site and unclad material is more compatible with the artwork to be included in the fence design. The Arts Commission Visual Arts Committee is in the process of approving the artwork.

Marcus Davies, Public Art Project Manager, presented a sample of the art fence and explained that the budget allows for additional panels on either side of the entry gate.

Commissioner Stryker commented favorably on expanding the artwork onto other panels of the fence. The other Commissioners agreed.

Ms. Kaw explained that there will be a retaining wall next to the playground which will have a ocean themed relief mural. The Commissioners had previously requested that glass or polycarbonate to be used for the guardrail above the design wall. She said that both are high maintenance materials which operations staff wouldn't be able to routinely maintain. The ocean relief wall will extend to the top of the guardrail, and the fence will be black picket to recede into the background. The ocean imagery will also be used on a seat wall in another area of the park. She explained that the wooden site furnishings are used throughout the park system and have proven to be durable. The Commissioners had requested alternate lighting fixtures, and those currently selected take into account the historic nature of the building.

Commissioner Stryker asked about site lighting in the play area.

Ms. Kaw explained that the lighting is meant to recede and not be a feature of the park. The main pedestrian path is lit, but the courts and playground will close at dusk.

Andy Maloney, Architect, Department of Public Works, addressed concerns about the shingles on the clubhouse and said that the darker shingle has been used per the Commissioners comments, but wood shingles are cost prohibitive.

Commissioner Stryker asked if there were any interactive play elements.

Ms. Kaw responded that the play structures are interactive and the ocean wall will be a tactile feature for children.

Commissioner Stryker said that the transition from the wall to the railing should be clarified. She also asked if the ocean wall could be made larger.

Commissioner Keehn asked why the art wall is smaller on the top half than the bottom.

Ms. Kaw explained that the retaining wall is curved and the ocean wall's shape is in reaction to that. She also explained that the wall can not be made any larger due to budget constraints.

Commissioner Chow commented that the ocean wall should be wider and match the height of the retaining wall. It should not be incorporated into the fence. He added that the historic building is surrounded by a new and whimsical playground, and the art wall does not need to extend into the historic area.

Commissioner Stryker asked about hedges around the chainlink fence.

Ms. Kaw responded that there are existing hedges, and since the last review, they have added vines to some of the fences. They are also considering expanding the community garden area.

Commissioner Chow opened the floor to public comment. There was none.

Motion to approve Phase 2 of the Cabrillo Clubhouse and Playground Renovation with the contingency to lower the ocean relief mural wall to the height of the retaining wall and widen the design: Commissioner Keehn

Vote: Unanimously approved.

2. Third Street Light Rail Project - 4th and Brannan Platform Station

Carlos Compillo, Oversight Manager, explained that there are several design elements that have been taken into consideration for this platform. This is an extension of the Third Street Lightrail and will extend to the new Central Subway underground stations. It will use the design that has already been installed on all of the other platforms on the Third Street line.

Robin Chiang, Architect, Robin Chiang & Company explained that this is the northern most station on the Third Street corridor. He presented site photographs and examples of the existing stations that are part of this same program. He explained that there were several years of community input into the design when the original stations were developed. Small changes have been made to the design including paving patterns. He presented renderings of the station in the site location. The materials include clear glass canopies, tile and charcoal grey integral color concrete.

Commissioner Chow asked if they are doing anything to modify or refine the original canopies.

Mr. Chiang responded that they are not modifying the canopies but will be updating the lighting. The community that selected the design requested to have the same platform on all stops.

Commissioner Chow commented that the sizing and detailing should be refined. The original platforms are clunky, and this is an opportunity to make the design better.

Mr. Chiang said that it could be made lighter and more rationalized.

Jen Lowom, Public Art Project Manager, explained that the public art for this station is limited to pole mounted artwork, as outlined in the master plan for the Third Street line. This, along with time constraints and FTA regulations prevent a more integrated or alternate location for artwork. Because this is a federally funded project, the Arts Commission's preselected artist pool is not available.

Commissioner Stryker commented that it would have been beneficial if the Arts Commission had been given more time for artist and location selection. She urged the SFMTA to be mindful of the artist selection process and provide ample time to ensure the best art work is created for public spaces.

Commissioner Chow commented that the pole for the artwork should not be part of the canopy structure. He suggested pulling it away from the structure.

Commissioner Stryker commented that the locations of the mosaic tiles could relate to boarding areas.

Commissioner Chow asked that the lighting be integrated into the windbreaks. He asked that the project team present detailed drawings of the connections and member sizing for the canopy and platform structures prior to phase 3 review.

Commissioner Chow opened the floor to public comment. There was none.

Motion to approve the Third Street Light Rail: 4th and Brannan Platform with the condition of separating the pole for artwork from the canopy structure, integrating lighting into the windbreaks, and presenting the refined canopy design prior to Phase 3 review: Commissioner Stryker
Vote: Unanimously approved.

3. Staff Report

Vicky Knop, Civic Design Review Program Manager, gave an update on projects currently underway.

4. Public Comment

There was no public comment.

5. New Business

The Commissioners discussed how the Civic Design Review Committee can aid Arts Commission staff and the Visual Arts Committee to ensure a good design environment for public art.

6. Adjournment: 4:45 p.m.

November 21, 2011

**SAN FRANCISCO ARTS COMMISSION
CIVIC DESIGN REVIEW COMMITTEE**

Monday, November 21, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

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1. Roll Call

2. Discussion: Capital Planning

Brian Strong, Capital Planning Program, Office of the City Administrator

Discussion of the Capital Planning process and future projects.

**3. Discussion: Third Street Light Rail Project 4th and Brannan Platform Station -
Informational Presentation**

The project was previously reviewed on the following dates: May 11, 2009 and October 17, 2011
Robin Chiang, Architect, Robin Chiang & Company

Discussion of the Central Subway - 4th and Brannan Surface Station to fulfill contingencies from Phase 2 approval.

4. Action: Lafayette Park Renovation and Maintenance Facility - Phase 3

The project was previously reviewed on the following dates: February 14, 2011 and May 16, 2011

Mary Hobson, Project Manager, Recreation and Parks Department

Lizzy Hirsch, Landscape Architect, Department of Public Works

Jeff Miller, Landscape Architect, Miller & Co.

Paul De Freitas, Architectural Associate, Department of Public Works

Discussion and possible motion to approve Phase 3 of Lafayette Park Renovation and Maintenance Facility.

5. Action: Mission Dolores Park Rehabilitation Project - Phase 1

Jacob Gilchrist, Project Manager, Recreation and Parks Department

Susan Aitken, Architect, Hamilton + Aitken Architects

Discussion and possible motion to approve Phase 1 of Mission Dolores Park Rehabilitation Project.

6. Action: SFMTA Operator's Restroom on Phelan Avenue near Ocean - Phase 1

Ha Nguyen, SFMTA Project Manager

Discussion and possible motion to approve Phase 1 of the SFMTA Operator's Restroom on Phelan Avenue near Ocean.

7. **Action: McCoppin Hub Plaza - Phase 1**

Ken Rich, Project Director, SF Office of Economic and Workforce Development
Seth Boor, Architect, Boor Bridges Architecture

Discussion and possible motion to approve Phase 1 of the McCoppin Hub Plaza.

8. **Discussion: University Mound Renewable Hydroelectric Plant - Informational Presentation**

Previously reviewed: February 8, 2010 and July 19, 2010
Russel Strepp, Project Manager, Public Utilities Commission
Kent Ford, Architect, Department of Public Works

Discussion of the University Mound Renewable Hydroelectric Plant.

9. **Staff Report:** Vicky Knoop, Civic Design Review Program Manager

10. **New Business**

(This item is to allow Commissioners to introduce new agenda items for consideration.)

11. **Old Business**

(This item is to allow Commissioners to update previous agenda items.)

12. **Public Comment**

(This item is to allow members of the public to comment generally on matters within the Committee's purview as well as to suggest new agenda items for the Committee's consideration.)

13. **Adjournment**

vmk 11/17/2011

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November 21, 2011

Civic Design Review Committee - November 21, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, November 21, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

Minutes

Commissioners present: Mark Breitenberg, Leo Chow, Dorka Keehn, Kimberlee Stryker

Commissioners absent: Cass Calder Smith

Staff present: Vicky Knoop, Mary Chou

Call to order: 3:01 p.m.

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1. Third Street Light Rail Project 4th and Brannan Platform Station - Informational Presentation

Robin Chiang, Architect, Robin Chiang & Company, briefly reviewed the conditions from the Phase 2 approval. He presented the revised design which addressed moving the art pole towards the entry of the platform and refining the canopy structure. Commissioner Breitenberg asked about incorporating lighting into the canopy.

Mr. Chiang responded that they are planning to do this, but have not yet selected fixtures.

Commissioner Chow asked the design team to remove the last vertical glass pane on the edge of the canopy.

The Commissioners asked that the lighting and the revision to the canopy be presented during Phase 3 review.

Commissioner Chow opened the floor to public comment. There was none.

2. Lafayette Park Renovation and Maintenance Facility - Phase 3

Mary Hobson, Project Manager, Recreation and Parks Department gave an overview of the site and explained that the project consists of landscape improvements to the park, creating a new playground, and replacing a small maintenance facility. Commissioner Keehn joined the meeting at 3:15 p.m.

Ms. Hobson explained that the existing green cargo container on site is used by maintenance staff and gardeners. The replacement facility will be resited to reduce its visibility from the rest of the park. The structure will be used for the gardeners' workshop, clipping debris and vehicle storage. Since the last review, the outdoor storage space has been removed, but the structures footprint will remain the same. The plant selection will include plants that are four to eight feet tall to provide a visual buffer from North to South. There will also be a redwood trellis over the structures. The structure is set into the ground to further reduce its visibility.

Ms. Hobson explained that there are twelve ad alternates to the bid package, ten of which are for the play structures and remaining two are for

lighting.

Commissioner Chow commented that it is difficult for the shipping container and the redwood trellis to visually work together, but recommended selecting another color for the container.

Commissioner Stryker commented that the planting should have more eight foot plants.

Commissioner Chow said that the path and drive to the shed should be reshaped so that you are not looking up the path to the structures.

Motion to approve phase 3 of the Lafayette Park Renovation and Maintenance Facility contingent upon presenting alternative colors for the maintenance shed, including additional tall plants to the planting scheme and reshaping the drive to reduce views to the facility. Commissioner Breitenberg

Vote: Unanimously approved.

3. Mission Dolores Park Rehabilitation Project - Phase 1

Jacob Gilchrist, Project Manager, Recreation and Parks Department introduced the project and said that DPW will be executing the design that is being developed by Hamilton + Aitken Architects.

Aditya Advani, Landscape Architect, explained that there has been a great deal of community input from the various stakeholders, and the park aims to be inclusive of all user groups. The renovation will address the increased usage of the park over the past several years which has made it the most intensely maintained park in the city. The new design will provide adequate restrooms, increase ADA access and maintain the historic character of the park as well as create an interior accessible path to all of the programmed areas of the park. The design team is working carefully with the grade to prevent the need for retaining walls. All of the courts will be rebuilt and an additional multi use court will be added for other activities including bike polo and tai chi. The areas where sod is consistently worn will be replaced by more rugged ground cover. Additionally, broken water systems and lighting will be repaired and replaced, and two new restrooms will be added at the north and south ends of the park.

Susan Aitken, Architect, Hamilton + Aitken Architects, presented the new restroom designs and storage facilities. The goal is to bury as many of the buildings as possible including the operations building, which will be under the basketball courts and is meant to be seen as an extension of the foundation of the courts. The building will be an integral color concrete with murals and graffiti coating on exposed walls. The south restroom will be tucked into a hillside with natural ventilation, metal gates and detailing that references the design of the park and Dolores street.

The park is eligible for historic status which places certain restrictions on the design. She presented the existing features of the park and explained that these will be continued through to the new design.

Commissioner Chow asked about the clubhouse.

Mr. Gilchrist explained that the clubhouse hasn't been used as such since the 1990's. It is currently used for park operations because it is not adequate nor compliant for community use. Since it was originally constructed, there have been several other neighborhood clubhouses built which are better suited to the community's needs.

Commissioner Stryker asked about the historic planting.

Mr. Advani explained that there are several palm trees that will be replaced and very few new trees are being added. The original landscape design was that of clumps of trees. Any new planting will stay within the same palette.

Commissioner Stryker commented that the entry at 19th and Dolores should be looked at as a gateway to the park and a more interesting paving or planting solution could help the worn areas of grass. She also asked about the new pathways and programming.

Mr. Advani explained that with the new pathways park vehicles will not need to go onto City streets and programmed areas will be wheelchair accessible. Ideally, the design team would like to have a sidewalk along the edge of Church street, but at a minimum will have a landing at the top of the stairs from the park. He also said that there are members of the various activity groups on the steering committee to help direct programming of the spaces.

Commissioner Stryker asked about undergrounding the third building.

Mr. Advani replied that there isn't a grading opportunity to do so.

Commissioner Chow asked about the playground.

Mr. Gilchrist explained that that is a separate project that is slated to open in March 2012 and is currently under construction.

Commissioner Chow commented that the new restroom building needs to be resolved. He added that there seems to be some arbitrary grading and there needs to be more thought into the large land forms on that side of the park. He asked that the design team work to absorb the last restroom into the ground and be sure to think through any mechanical issues. He also suggested bringing as much natural light as possible into both restrooms.

The Commissioners requested a model for Phase 2 review.

Commissioner Breitenberg commented that he would like to see more perspectives of the park or another visual experience of the park.

Commissioner Chow commented that there is room in the historic restrictions that allow the design team to work in a more modern way on elements of the park.

Gillian Gillette, Supervisor Scott Weiner's Office, expressed concern about the western edge of the park and commented on the southbound ramp changes to the sidewalks.

Commissioner Chow opened the floor to public comment.

Andrew Solow expressed concern about the new ADA accessible path. He requested that the path edge be treated in some way to minimize the visual impact. He also raised concern about vehicles in the park.

Commissioner Chow closed the floor to public comment.

The Commissioners requested the project to return with a revised design that responds to the concerns raised by the Committee and the community.

4. SFMTA Operator's Restroom on Phelan Avenue near Ocean - Phase 1

Ha Nguyen, SFMTA Project Manager introduced the project team including John Katz, MTA Project Planning, Rogerio Bittencourt, Architect, DPW and Jasmine Kaw, Landscape Architect, DPW. She explained that the restroom is a replacement for an existing restroom in the vicinity of City College.

Mr. Katz presented images of the existing site context.

Mr. Bittencourt presented conceptual images that inspired the design. The concept is based on circular elements with landscape around the edge of the building and sidewalk. There is an existing wooden fence and a concrete wall that have been integrated into the design.

Commissioner Breitenberg commented that he'd like to see more of how the restroom will be integrated, but likes the design and ambition.

Commissioner Keehn asked about the proposed materials.

Mr. Bittencourt replied that a perforated material is his first choice, but the solid panel may be a more practical choice.

Commissioner Keehn asked about if the wood fence could be a vegetated wall instead.

Ms. Kaw explained that there is a native plant scape on the site that will be expanded, with the addition of bamboo or a climbing planting.

Commissioner Stryker commented that the planting doesn't need to be complicated.

Commissioner Chow commented that the building could be taller and the canopies, while functional, bring it down to human scale. He said that he appreciates the idea of creating an art experience with the architecture, but it should go further to clarify that intention. He recommended that they further develop the plaza and consider the vertical elements and lighting. He commented that he liked the sculptural corner and and suggested to add a pylon to the other side of the building.

Commissioner Breitenberg asked that they extend the concept in a more visible way.

The Commissioners requested that the project return for Phase 1 with further developed plan that pushes the current concepts and includes the other areas of the site.

5. McCoppin Hub Plaza - Phase 1

Ken Rich, Project Director, SF Office of Economic and Workforce Development gave an overview of the project and the funding sources. He explained that the space was originally identified as a place for a community garden, but currently food trucks occupy that space on Saturdays, and the community is very interested in keeping this function.

Seth Boor, Architect, Boor Bridges Architecture explained that his firm is working on the concept and design development before handing over the project to DPW for construction. He presented images of the site and explained the community process. The site is designed for activities such as farmers markets, art fairs, and food trucks. The site's downward slope makes ADA access a challenge. The design aims to remove as many hand rails as possible by creating a long winding ramp that connects the two aisles on either edge. The walk creates triangular planters with seat walls. The separated bike land will have a fixed air pump, bike parking and sidewalk improvements. Materials include lamp posts that match existing lighting, grass pavers, unit pavers and Palm trees. He explained that is more of a plaza than a park.

Commissioner Breitenberg commented that the design is good, thoughtful and utilizes the possible programming. He added that palm trees are the best tree for the design.

Mary Chou, Public Art Project Manager, San Francisco Arts Commission, explained that there will be public artwork on the site and they are in the process of determining the location.

Commissioner Stryker asked about the amount of space given to the sidewalk that dead ends. She suggested moving the bike lane to give the main plaza more space.

Mr. Rich explained that there needs to be a fire lane and the cost of moving the sidewalk is prohibitive.

Commissioner Stryker commented that the planting on the sidewalk should be expanded to create more green space. She also commented that the seat wall should have as much functional space as possible with comfortable seat depth and height. She added that the grass pavers won't work that well in the environment. She said that they should create a uniform park like paving across the site.

Commissioner Chow said that he is really happy to see this type of project. He commented that it is really small site and it is important to keep the design simple and open. He suggested looking at regrading the site to overcome some of the ADA restrictions. He asked the project team to come up with creative solutions to reduce the slope such as putting an 18 inch seat wall at the back of the site to reduce the grade to that point.

Commissioner Stryker commented that the design will create a small cramped area.

Commissioner Chow opened the floor to public comment. There was none.

Commissioner Chow asked that the project return with a site model and explorations of regrading the site to reduce the number of tiers from six to three.

6. University Mound Renewable Hydroelectric Plant - Informational Presentation

Russel Strepp, Project Manager, Public Utilities Commission, explained that a certain percentage of the City's energy has to be green and renewable, and this small hydroelectric power plant will help to meet those standards. The design was originally presented as a Spanish style building, which then became a modern building after Civic Design Review. The community preferred the original design.

Kent Ford, Architect, Department of Public Works presented the site plan and images of the existing buildings. He explained that there was a design charrette to create a more modern design but the project is working within tight budget restrictions. He presented the design progression and modifications that were added per the community's request.

Commissioner Chow opened the floor to public comment.

Irene Crescio spoke against the project and current design. She was displeased that the PUC did not notify the community of the design changes.

Robert Henderson read a letter from Homer Perez expressing concern for the current design and a preference for a mission style design. If that is not possible, he supports an alternative location or a full green screen of the current design.

Mr. Henderson then spoke on his own behalf against the design and in favor of the original mission style building.

Barbara French spoke in opposition to the current design and in favor of a mission style building.

Floyd Solders spoke in opposition to the current design and in favor of the mission style building. He added that the perspective drawings are from a view that is rarely seen and most residents will see the top of the building more than the front.

Mindy Linetzky spoke against the current design. She provided images of the site and the existing pump station to show the most common views, which are looking down on the site.

Commissioner Breitenberg asked about the retaining wall.

Mr. Strepp replied that the retaining wall is necessary for the design.

Commissioner Breitenberg commented that the top perspective hadn't been taken into consideration in the design or during review.

Commissioner Chow commented that the green roofs were discussed in previous meetings and the view from above the building needs to be addressed.

Mr. Strepp commented that the PUC would like to make the community happy, but keep the project on budget with changes to the existing design.

Commissioner Chow asked the architect to review the design and look at scale and materiality. He added that the design ultimately comes down to the roof. He thanked the community for their input and commented that there should be a solution that will address their concerns.

7. Public Comment

There was no public comment.

8. New Business

There was no new business.

9. Adjournment: 6:53 p.m.

vmk 12/19/11



December 19, 2011 cancelled

Civic Design Review Committee - December 19, 2011

CIVIC DESIGN REVIEW COMMITTEE

Monday, December 19, 2011

3:00 p.m.

25 Van Ness Avenue, Suite 70

GOVERNMENT
DOCUMENTS DEPT

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Notice of Cancellation of Meeting

SAN FRANCISCO
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The regular meeting of the Civic Design Review Committee of the San Francisco Arts Commission scheduled for Monday, December 19, 2011, has been cancelled.

vmk 12/13/2011

Notices/

Explanatory documents are available for public inspection and copying at the Arts Commission office, 25 Van Ness Avenue, Suite 345, San Francisco, CA 94102, during regular business hours. Info: Vicky Knoop, 415/252-3214.

Public comment in regard to specific items will be taken before or during consideration of the item.

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

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